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HOUSING ELEMENT

of the

Santa Maria General Plan

As Adopted by the City Council on

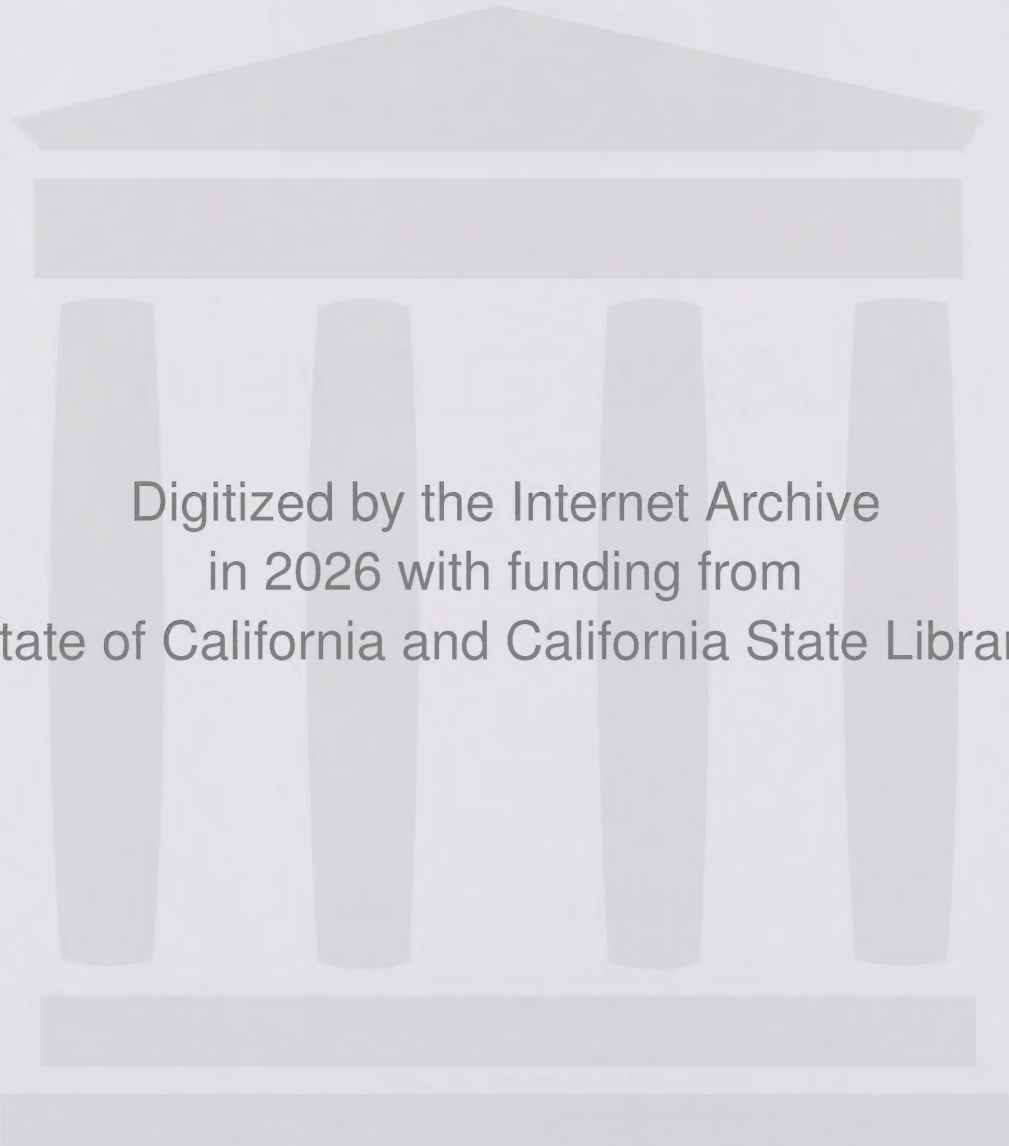
Originally Adopted November 18, 2003
City Council Resolution No. 2003-205

Amended November 16, 2004
City Council Resolution No. 2004-205

Amended December 19, 2006
City Council Resolution No. 2006-212

Amended November 16, 2010
City Council Resolution No. 2010-128

Amended March 17, 2015
City Council Resolution No. 2015-026



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Housing Element Update

Santa Maria City Council

Mayor Alice Patino

Mayor Pro Tem Terri Zuniga

Councilmember Jack Boysen

Councilmember Bob Orach

Councilmember Etta Waterfield

Santa Maria Planning Commission

Chair Robert Dickerson

Vice Chair Adrian Andrade

Commissioner Rodger Brown

Commissioner Fred Quigley

Commissioner Maribel Hernandez

Community Development Department and Other City Staff

Frank Albro, Planner II (Project Manager)

Larry Appel, Director of Community Development

Peter Gilli, Planning Division Manager

Philip Sinco, Assistant City Attorney

Celeste Coelho-Hudson, Community Programs Manager

Rosie Náñez-Provencio, Grants Specialist

Bill Shipsey, Planner III

Adam Marston, Intern

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RESOLUTION NO. 2015- 26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA MARIA, CALIFORNIA, APPROVING THE HOUSING
ELEMENT 2015 UPDATE OF THE GENERAL PLAN
AND DIRECTING STAFF TO FORWARD THE UPDATE
TO THE STATE DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT**

The City Council of the City of Santa Maria finds as follows:

WHEREAS, the City of Santa Maria initiated an amendment to the Housing Element of the General Plan, in accordance with Article 10.6 of the State Government Code; and

WHEREAS, Section 65300 et seq. of the California Government Code mandates that each California city adopt a comprehensive, long range General Plan to guide the physical development of the City; and

WHEREAS, in accordance with Section 65588 of the California Government Code, each jurisdiction must update its Housing Element periodically, with specific deadlines established by the State Department of Housing and Community Development; and

WHEREAS, the proposed review and update is necessary for public necessity, convenience and general welfare in that it identifies housing needs of the community and programs to achieve the housing goals, policies, and objectives of the City of Santa Maria; and

WHEREAS, the City is required to submit an updated Housing Element for the period of 2015-2023 for certification by the State Department of Housing and Community Development Review within 120 days of February 12, 2015 to qualify for the new eight year update cycle; and

WHEREAS, the Housing Element Update web page was established on the City web site to provide general information regarding the update, and provide links to the City's current Housing Element, the adopted Regional Housing Needs Allocation (RHNA) plan, and the Policy Development page on the State Department of Housing and Community Development web site; and

WHEREAS, on May 21, 2014, Community Development staff hosted a noticed public workshop meeting at Santa Maria City Hall as part of the Planning Commission's regular meeting to provide an understanding of the Housing Element Update Process including state deadlines, an understanding of the structure of the Housing Element document, and to invite and encourage public comments on the present (2010) Housing Element; and

WHEREAS, the Planning Commission was briefed regarding this Housing Element update at noticed study sessions, open to the public, on April 3, 2014, May 8, 2014, and September 18, 2014; and

WHEREAS, after soliciting and receiving public input and comments, City staff prepared the Draft Housing Element 2015 update of the General Plan in accordance with State law and State Department of Housing and Community Development Review guidelines; and

WHEREAS, notice of the preparation and availability of the Draft Housing Element 2015 update of the General Plan was sent to community stakeholders and the draft document was posted on the City website for review; and

WHEREAS, the Planning Commission considered the Draft Housing Element in a public hearing on October 15, 2014, and adopted Resolution No. 2649, recommending that the City Council forward the Draft Housing Element to the State Department of Housing and Community Development for their review and comment pursuant to State Government Code Section 65585, with the addition of language that recognizes the importance of mobile homes/manufactured housing as an affordable housing option, including seniors; and

WHEREAS, on November 18, 2014, the City Council held a public hearing to consider the Draft Housing Element and the recommendation of the Planning Commission, and adopted Resolution No. 2014-132, directing Staff to send the Draft Housing Element to the State Department of Housing and Community Development for review; and

State Department of Housing and Community Development Review

WHEREAS, the State Department of Housing and Community Development Review issued a letter on January 28, 2015 stating that the Draft Housing Element 2015 update of the General Plan meets the statutory requirements of state housing element law, including providing an adequate inventory of land to meet the City of Santa Maria's RHNA allocation of 4,102 units; and

Planning Commission Actions

WHEREAS, the Planning Commission of the City of Santa Maria held a duly noticed public hearing on February 18, 2014, for the purpose of receiving evidence and considering an Addendum to the previously adopted Negative Declaration and the proposed update to the Housing Element of the General Plan, GP2014-0001; and

WHEREAS, on a 5-0 vote, the Planning Commission made its recommendation in writing that the City Council approve the Addendum to the previously adopted Negative Declaration (Resolution No. 2657), and approve the proposed update to the Housing Element of the General Plan (Resolution No. 2658); and

City Council Actions

WHEREAS, a duly noticed public hearing was held on this amendment to the General Plan by the Santa Maria City Council on March 17, 2015; and

WHEREAS, the City Council considered the State Department of Housing and Community Development's written findings on the Draft Housing Element 2015 update of the General Plan; and

WHEREAS, the Santa Maria City Council made no modification of the proposed amendment to the General Plan which had not been previously considered by the Planning Commission; and

WHEREAS, the changes to the Housing Element and the circumstances under which the Housing Element will be undertaken are not substantial and do not involve any new significant environmental effects, and there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3); and

WHEREAS, the City Council found the environmental impacts associated with the proposed General Plan amendment were adequately analyzed in the Negative Declaration, E-2009-034, prepared for GP-2009-001, the 2010 Housing Element of the General Plan; and

WHEREAS, the City Council approved the Addendum to the previously adopted Negative Declaration on March 17, 2015; and

WHEREAS, the City Council considered all written and oral testimony.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santa Maria, that:

SECTION 1. That the City Council of the City of Santa Maria repeals the 2010 Housing Element of the General Plan, adopted on November 16, 2010, by City of Santa Maria City Council Resolution No. 2010-128.

SECTION 2. That the City Council of the City of Santa Maria adopts the Housing Element 2015 update of the General Plan as shown on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. The Director of Community Development is hereby authorized and directed to make minor edits, formatting changes, and technical corrections, which occur from time to time, as may be needed for the publication of the Housing Element 2015 of the General Plan.

SECTION 4. The Director of Community Development is hereby authorized and directed to forward the Housing Element 2015 update of the General Plan to the State Department of Housing and Community Development for their findings pursuant to State Government Code Section 65585(g and h).

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Santa Maria held this 17th day of March, 2015, by the following roll call vote:

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino.

NOES: None.

ABSENT: None.

ABSTAINED: None.

/s/ ALICE M. PATINO

Mayor

ATTEST:

/s/ RHONDA M. GARIETZ, CMC

Chief Deputy City Clerk

APPROVED AS TO FORM:

BY: Philip F. Sines

ASSISTANT CITY ATTORNEY

CONTENTS:

BY: Philip F. Sines

DEPARTMENT HEAD

BY: Barbara

CITY MANAGER

Exhibit A: Housing Element 2015 Update

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, M. BETH CLEARY, Deputy City Clerk of the City of Santa Maria and ex officio Clerk of the City Council DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution No. 2015-26 which was duly and regularly introduced and adopted by said City Council at a regular meeting held March 17, 2015, and carried on the following vote:

AYES: Councilmembers Boysen, Orach, Waterfield, Zuniga, and Mayor Patino.

NOES: None.

ABSENT: None.

ABSTAINED: None.

M. Beth Cleary
Deputy City Clerk
of the City of Santa Maria and
ex officio Clerk of the City Council

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Introduction

The Housing Element is one of seven mandated elements of the General Plan. It provides a written framework for meeting the housing goals of the City. The Santa Maria Community Development Department drafted the Housing Element to produce an effective policy document for the decision-makers of the City. The Housing Element also serves as an informational document to the residents of the community, prospective residents, businesses, and developers. It includes written goals, policies, objectives, and implementation programs to show the housing needs and opportunities of the City of Santa Maria.

Housing must be treated as a commodity. As a framework for discussion, housing units include specific traits, like size, shape, location, age, condition, amenities, demand, and supply. Together, these housing traits create the value of housing in the free market. The affordable housing standard used throughout this Housing Element is the Housing and Urban Development Department (HUD) median household income for a family of four.

In Santa Maria, individual circumstances often differ from HUD standards. For example, the concept of a family of four living in one economic unit, or household, which in turn lives in one housing unit which has been planned and constructed with City oversight is often not the reality for at least 5% of Santa Maria households. In Santa Maria, nuclear families with limited income will often join together with extended family or unrelated families to purchase single-family houses. The owners will then remodel the house to create additional space in which to house additional individuals.

The concept of habitable space is crucial to a community that is committed to housing its people. State law (Uniform Housing Code §503.2) requires cities to accept “overcrowded” conditions in their housing spaces unless the individual city can prove it has distinctive local climatic, topographic or geographic conditions that make the state standard inapplicable [*Briseno v. City of Santa Ana* (1992) 6 Cal.App.4th 1378]. Specifically, the Uniform Housing Code requires cities to allow up to two people in a room containing as little habitable space as 70 square feet. In a “single-family” house of the size typically now built in Santa Maria, there is sufficient habitable space to hold considerably more than 4 people, even without remodels. Experience also shows that people in Santa Maria want to own their own houses, regardless of their income. If they cannot own them individually, they will buy or rent a house together.

Government, church/community-based organizations and non-profit housing agencies provide a housing safety net assisting the low-moderate income households. The role of government is to coordinate housing assistance efforts. Mostly, through assistance to the very low- and low-income households and non-profit social-service agencies, the public sector helps fulfill the housing goals of the community. Government may also mandate that housing efforts by the private sector, be made to assist with providing affordable housing. We are proud of the housing and housing services that the City provides, and seek affirmation of our innovative efforts in the form of State certification of the element.

Community Snapshot

The City of Santa Maria is located in the central coast area of California in the northern portion of Santa Barbara County, roughly 250 miles south of San Francisco and 170 miles north of Los Angeles. The City lies within the Santa Maria River Valley in a fertile plain, surrounded by rolling hills on three sides and the Pacific Ocean to the west. Historically, the river flooded the valley floor, depositing rich alluvial soils and making the valley one of the most productive agricultural areas in the state. Crops include celery, lettuce, peas, squash, cauliflower, spinach, broccoli, and beans. Production of labor-intensive strawberries, increased dramatically in Santa Barbara County from 750 acres in 1981 to over 10,000 acres in 2000. While strawberry acreage has since declined to approximately 6,657 acres harvested in 2012, strawberries remain the single most valued of crops in Santa Barbara County, with broccoli and lettuce also extensively grown in the Santa Maria Valley.

Million Dollar Products

2013 Rank	Crop	Value	2012 Rank
1	Strawberries	\$464,723,994	1
2	Wine Grapes	\$163,362,417	3
3	Broccoli	\$136,155,087	2
4	Head Lettuce	\$75,859,496	4
5	Avocados	\$49,646,800	5
6	Cauliflower	\$45,551,980	6
7	Celery	\$44,369,790	7

[Source: 2013 Santa Barbara County Agricultural Production Report]

Since 1990, Santa Maria has experienced a 32% population increase which includes a large number of migrants coming from Mexico and other countries. Among some people, prejudice still exists toward the immigrant populations, and even between the various ethnic groups. Many are shunned because they are perceived as being in a different socioeconomic class. Another challenge is communication; there are many languages, with many dialects, and some with no written language. Many of the immigrants have entered the United States illegally, remain isolated and do not assimilate – not only because of language and cultural barriers, but also from fear that their status will be detected and they will be returned to their country of origin.

While agriculture has always played an important role in the City's economic and industrial base, other important growing sectors of the local economy are the aerospace industry, communications, high-technology research and development, energy production, military operations and various manufacturing industries. The business climate in the City is one of diversity, interdependency and cooperation. Santa Maria prides itself on being a business - friendly City and actively strives to attract jobs in all income sectors.

The City has an unincorporated area immediately adjacent to its boundaries of approximately 35,000 population. Santa Maria consistently has been the fastest growing city in Santa Barbara County over the last two decades. From Census 2000 to Census 2010, 90% of the county's population growth occurred in the City of Santa Maria. It is anticipated that this trend will continue throughout the current decade as Santa Maria continues to be the hub for Northern Santa Barbara County. [Source: SBCAG, Regional Growth Forecast 2012]

Santa Maria very aggressively works toward increasing the supply of housing to meet local demands. Because Santa Maria sits within commuting distances of Santa Barbara and San Luis Obispo, two areas with higher housing costs, the City became positioned as an affordable location for first time home buyers and others looking for good housing values. From 1990 to 2000, homeownership increased from 52% to almost 56% driven in part by Santa Maria's more affordable housing. By 2010, ownership rates declined to 51.6%, most likely due to the bursting of housing price bubble and resulting home foreclosures. [Source: 2010 Census]

A balance between jobs and housing in a region can be defined as the provision of an adequate supply of housing to house workers employed in a defined area. Alternatively, a jobs/housing balance can be defined as an adequate provision of employment in a defined area that generates enough local workers to fill the housing supply. The Economic Development Element outlines the issues related to jobs/housing balance and offers clear, concise conclusions and recommendations for action items to address the concerns.

Santa Maria housing policies and programs encourage growth and development more so than the neighboring jurisdictions of Santa Barbara and San Luis Obispo (cities and counties). Establishing a jobs/housing balance in Santa Maria will in part require a regional approach to the current growth and development patterns of the area.

The 2040 Regional Transportation Plan and Sustainable Communities Strategy (RTP-SCS) was adopted by the Santa Barbara County Association of Governments in 2013.

“...the RTP-SCS for the first time contains a “Sustainable Communities Strategy” that considers both land use and transportation together in a single, integrated planning process that accommodates regional housing needs and projected growth.

The City of Santa Maria encourages a variety and mix of housing types to provide adequate housing choices for persons of all income levels. For housing projects proposed within the Downtown Specific Plan area, the City further requires use of the design principles identified in that Plan to assure superior results that will enhance and revitalize the Downtown area in the short and long term.

Statutory Compliance Summary

The following Table summarizes the California Government Code requirements for the City's Housing Element, and references the location within the Element where those requirements are addressed.

Government Code Section	Description of Statutory Requirements	Housing Element Section
65583(a)	An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.	Chapter III
65583(a)(1)	An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need.	Chapter III
65583(a)(2)	An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.	Chapter III
65583(a)(3)	An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.	Chapter IV
65583(a)(4)	The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.	Chapter III, Chapter IV, Chapter VI
65583(a)(5)	An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need, and for meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.	Chapter V
65583(a)(6)	An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.	Chapter V

Government Code Section	Description of Statutory Requirements	Housing Element Section
65583(a)(7)	An analysis of any special housing needs, such as those of the elderly, persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need.	Chapter III
65583(a)(8)	An analysis of opportunities for energy conservation with respect to residential development.	Chapter VI
65583(a)(9)	An analysis of existing assisted housing developments that is eligible to change from low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.	Chapter III, Chapter VI
65583(b)(1)	A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.	Chapter VI, Chapter VII
65583(c)	A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of monies in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area.	Chapter VII Chapter VIII
65583(c)(1)	Identify actions that will be taken to make sites available with appropriate zoning and development standards and with services and facilities to accommodate that portion of the City's or County's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory without rezoning. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.	Chapter IV, Chapter VI
65583(c)(2)	Assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Chapter VI, Chapter VII, Chapter VIII

Government Code Section	Description of Statutory Requirements	Housing Element Section
65583(c)(3)	Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.	Chapter V, Chapter VI, Chapter VII,
65583(c)(4)	Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.	Chapter VI, Chapter VII
65583(c)(5)	Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.	Chapter VI, Chapter VII
65583(c)(6)	Preserve for lower income households the assisted housing developments.	Chapter VII
65583(c)(7)	An identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.	Chapter I, Chapter VII, Chapter VIII

CHAPTER I - PUBLIC PARTICIPATION

A. OVERVIEW

The California Government Code expressly requires that diligent efforts be made to engage the public in the process of preparing and adopting Housing Elements. As part of drafting this updated document, a series of public meetings and public hearings were conducted with City staff, the Planning Commission and the City Council regarding the 2010 Housing Element. The City has employed many methods to encourage public participation. Throughout the process, notices for all meetings were mailed to the Master Contact List for the Housing Element Update, published in the local newspaper, and posted on the City's web site, <http://www.ci.santa-maria.ca.us>, in order to inform people that the City will be updating the Housing Element and advising them of the upcoming meeting dates. The Community Development Department has also worked with the Special Projects Division to encourage comment on the City housing policies.

This updated Housing Element has been drafted in consideration of this early outreach, along with direction furnished by the Planning Commission and City Council.

Community Development and Administrative Services/Special Projects staff worked closely to provide outreach to the public, including:

- Community Development Department staff announced the upcoming Housing Element update at the April 22, 2014, *Landlord and Tenant Rights Workshop*, held at the Santa Maria Public Library. A brief presentation was made regarding the Housing Element Update Process with an invitation for comments regarding the current Housing Element, informational handouts and staff contact information was provided.
- On April 28, 2014, the *Housing Element Update 2015 – 2023* web page was established on the City web site. This page provides general information regarding the update, and links to the City's current Housing Element, the adopted Regional Housing Needs Allocation (RHNA) plan, and the Policy Development page on the State Department of Housing and Community Development (HCD) web site. The *Housing Element Update* page has been updated throughout the process to announce upcoming meetings.
- On May 9, 2014, a news release regarding the Housing Element update was posted on the City web site. This news release included information regarding the update process, and announced the May 21, 2014, public meeting.
- The May 2014, edition of the monthly City of Santa Maria *Special Projects Division News & Notes* newsletter included an article regarding the Housing Element update, and an invitation for the public and stakeholders to participate in the Housing Element update process.

B. PUBLIC MEETINGS

A Public Workshop was conducted by the Community Development Department to further solicit public comments.

1. **Public Workshop:** On May 21, 2014, Community Development staff hosted a noticed public workshop meeting at Santa Maria City Hall as part of the Planning Commission's regular meeting to provide an understanding of the Housing Element Update Process including State Deadlines, an understanding of the structure of the Housing Element document, and to invite and encourage public comments on the present (2010) Housing Element. At this meeting, staff presented the new Regional Housing Needs Allocation (RHNA), new state laws enacted since the previous Housing Element adoption, and reviewed the objectives, programs, and policies contained in the present element.

C. PLANNING COMMISSION MEETINGS

1. **Study Sessions:** The City Planning Commission was briefed regarding this Housing Element update at a study session on April 3, 2014, with a presentation introducing the initiation of the process and a tentative schedule. At the May 8, 2014, study session, the entire process was explained, from development of the Regional Housing Needs Assessment, through HCD Certification. A third study session was held on September 18, 2014, at which the Community Development staff explained the structure and content of the Preliminary Draft Housing Element, including the change to the presentation of Census and the American Community Survey demographic data.
2. **Public Hearing:** The Planning Commission considered the Draft Housing Element in a public hearing on October 15, 2014. The Planning Commission made a recommendation to the City Council to send the Draft Housing Element to the State Department of Housing and Community Development for their review and approval.
3. **Public Hearing:** The Planning Commission considered the recommendation to City Council regarding the Final Housing Element in a public hearing on February 18, 2015.

D. CITY COUNCIL HEARINGS

1. **First Public Hearing:** On November 18, 2014, the City Council considered the recommendation of the Planning Commission and directed Staff to send the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review. In accordance with Section

65585(b) of the Government Code, HCD has 60 days to comment on the compliance of the City's Draft Housing Element with the requirements of State Housing Element law.

2. **Second Public Hearing:** At this hearing, the City Council adopted the updated Housing Element, and directed staff to submit a copy of the adopted Element to the State Department of Housing and Community Development, in accordance with Section 65585(g) of the Government Code.

E. ONGOING PUBLIC PARTICIPATION

Many of the affordable housing programs presented in this Housing Element involve significant public participation, most notably through the City's Block Grant Advisory Committee.

The City of Santa Maria actively looks for the public's assistance in the assessment of the services and programs and the determination of the unmet needs in the community as demonstrated by the Special Project Division's recent Community Needs Assessment Survey. The survey results will be used to develop the Consolidated Plan for Fiscal Years 2015-2020: the Consolidated Plan and related Annual Action Plans implement many of the Housing Element policies and objectives.

References Cited in this Chapter: None

Appendices to this Chapter: None

CHAPTER II—REVIEW AND REVISION

This chapter responds to Section 65588 of the State Government Code. A thorough review facilitates a comprehensive update and ensures the element can be effectively implemented in the next planning period. By comparing the number of units added, rehabilitated, and conserved during the years 2007 through 2013, against the City's Regional Housing Needs Allocation (RHNA) housing targets, the resulting differences provide insight into any possible revisions to the policies of the previous Housing Element Update.

A. EFFECTIVENESS OF THE ELEMENT

- 1. Regional Housing Needs Allocation Targets by Income Levels:** Table II-1, quantifies the new housing production targets under the **CONSTRUCTION** column. Respectively, the **REHABILITATION** targets set the expected efforts needed to physically extend the useful life of the existing housing stock; and the **CONSERVATION** targets set the number of units with contractual requirements for providing housing affordability, which needed to be kept or replaced.

The 2010 Housing Element quantified its progress toward achieving the target numbers for New Construction through 2009. Santa Maria's initial target allocation of 3,200 new dwelling units was set by the Santa Barbara County Association of Governments (SBCAG) in the 2007 – 2014 Regional Housing Needs Allocation Plan. Of the 3,200 target allocation in the previous Housing Element, 763 units were built, which means that 2,437 were targeted but not yet constructed. Similar to the new housing construction, the City set quantified target numbers for rehabilitation (45 dwelling units targeted, 6 were completed) and conservation (122 dwelling units targeted, but not completed).

After quantifying the units (by income) constructed, rehabilitated, and conserved in the planning period, the remaining allocations represent the unmet housing needs identified in the previous Housing Element. Table II-1 shows the City's targets (by income), which established housing targets quantified by the Housing Element Update (2010).

TABLE II-1
Housing Targets

INCOME LEVEL	PCT.	CONSTRUCTION	REHABILITATION	CONSERVATION	TOTAL
VERY LOW	24%	736	30	122	888
LOW	17%	544	15	0	559
MODERATE	25%	800	0	0	800
ABOVE MOD	34%	1,120	0	0	1,120
TOTAL		3,200	45	122	3,367

Sources: 2010 Housing Element; Community Development Department Annual Report, 2014

To implement the new construction, rehabilitation and conservation goals of the 2010 Housing Element, the following programs were identified for implementation:

- Economic Development Program
- Annexation Program
- Mixed-Use Development/Adaptive Re-use
- Density Bonus
- Land Banking
- Housing Incentives Program
- Code Compliance Program Expansion
- Prioritization of Services
- Permit Processing
- Conditional Use Permit Process Monitoring
- Accommodations for Persons with Special Needs
- Facilitation of Projects for Homeless Individuals
- Neighborhood Conservation Program
- Code Compliance Program
- Single Room Occupancy
- Project-Based Tenant Assistance Programs
- Tenant-Based Tenant Assistance Payments Programs
- Supportive Housing For Homeless Persons
- Homelessness Prevention and Rapid Re-Housing Program
- Fair Housing Program
- Energy Compliance and Conservation

B. PROGRESS IN IMPLEMENTATION

1. **Background:** For each program listed above, the analysis compare differences between what was projected or planned in the previous Housing Element and what was achieved, during that element's planning period.

a. New Construction: Programs used to implement the **CONSTRUCTION** targets of the 2010 Housing Element were:

- Annexation Program
- Mixed-Use Development/Adaptive Re-use
- Density Bonuses
- Housing Incentives Program
- Prioritization of Services

- Permit Processing
- Facilitation of Projects for Homeless Individuals
- Project-Based Tenant Assistance
- Energy Compliance and Conservation

In the review of the 2010 Housing Element, the remaining production numbers were counted for period from January 2007 through December 2013. By income groups, Table II-2 identifies permitted new construction for the period covered by the 2010 Housing Element. A total of 87 units were permitted in the Very Low (73 units) and Low (14 units) income groups.

- i. Very Low and Low Income Households: Twenty-four of the units were constructed by the Housing Authority for the Ted Zenich Gardens project, which was supported under the Housing Incentives Program. Ten of those units are affordable to qualified Very Low income households and 14 units are affordable to qualified Low income households.

The City's efforts to facilitate Projects for Homeless Individuals (Program 11) were not always successful in production of new housing. During the first round of applications for 2008 California Tax Credit Allocation Committee (CTCAC) 9% funding, the Rancho Hermosa application was not ranked high enough to qualify for a tax credit reservation; the tax credit financing process is extremely competitive. However, lack of success does not indicate a program failure. In support of the project, the City Council adopted a TEFRA (Tax Equity and Fiscal Responsibility Act) Resolution and reserved City HOME funds for the project. The Housing Authority recently completed development of Rancho Hermosa providing 47 units of affordable housing for very low-income homeless households and households at risk of homelessness, who are diagnosed with substance abuse and/or severe mental illness.

- ii. Moderate Income Households: The General Plan Annual Reports, for the years 2007 through 2013, categorically classified various types of "infill-housing" as being built for moderate income household units. Such units consist of rental houses converted into multi-family units, new multi-family housing, mixed-use apartments or caretaker employee housing, and houses added to property with existing residential uses. Table II-2 shows that 313 moderate income units were permitted during the period.

- iii. Above Moderate Income Households: The previously cited annual reports categorically classified all ownership housing construction (e.g., single-family residential, condominium, townhouse, etc.) as above moderate income units. Table II-2 shows that 363 Above Moderate income units were permitted during the period.

The resulting remainder targets for (663) very low- and (530) low-income housing units (Table II-3) could still be achieved in the City of Santa Maria without rezoning sites for affordable housing.

- b. Housing Rehabilitation: Programs used to implement the **REHABILITATION** targets of the 2010 Housing Element were:

- Mixed-Use Development / Adaptive Re-use
- Housing Incentives Program
- Code Compliance Program Expansion
- Facilitation of Projects for Homeless Individuals
- Code Compliance Program
- Single Room Occupancy
- Energy Compliance and Conservation

Housing rehabilitation seeks to extend the useful life of the City existing housing stock. As with all permitted construction, the City enforces building codes including those regarding energy efficiency standards. Residential rehabilitation loans require energy and water conservation. Depending on the age and condition of a structure, the code compliance and housing rehabilitation programs of the City of Santa Maria effectively ensure that housing is improved for the residents. When an older unit remains viable, more opportunity is afforded to the low-income residents of the City.

With tax credit and HOME assistance through the Housing Incentives Program, the Central Plaza Apartments were rehabilitated by the Housing Authority of Santa Barbara County, which previously acquired the site under the land-banking program. In addition to the rehabilitation, the Housing Authority constructed a new community room and offices for onsite management. As targeted, the useful life of the 112 apartments has been extended and will be maintained by the Housing Authority.

- c. Affordable Housing Conservation: Programs used to implement the **CONSERVATION** targets of the 2010 Housing Element were:

- Land Banking
- Tenant-Based Rental Assistance
- Supportive Housing for Homeless Persons

- Fair Housing Program
- Energy Compliance and Conservation

The 112-unit Central Plaza Apartment project acquisition by the Housing Authority removes the Central Plaza Apartments from the at-risk category. In 2012 the Housing Authority of the County of Santa Barbara completed the Rancho Hermosa proposed a transitional shelter with 45, three-bedroom, residential units. The City Council had adopted a TEFRA (Tax Equity and Fiscal Responsibility Act) Resolution and reserved City HOME funds for the project. The Good Samaritan Shelter's Casa de Familia project was completed in 2014 and consists of two three-bedroom units, five one-bedroom units and nine two-bedroom units (16 units total) to provide additional affordable housing for low-income families.

The Annual Action Plan, reports that Fair Housing Program contractors receive CDBG funding each year. The Consolidated Annual Performance and Evaluation Report (CAPER), which is filed with HUD annually, reports the levels of service received by the low-income clients of each agency that received block grant funding through the City.

TABLE II-2
New Housing (2007-2013)

	HOUSEHOLD INCOME GROUPS				Total Units
	0-50%	51-80%	81-120%	>120%	
2007-2013	Very Low	Low	Moderate	Above Mod	
TOTAL UNITS:	73	14	313	363	763

Source: Community Development Department Annual Reports, 2007-2013

TABLE II-3
Remaining Housing Targets By Income Levels (2007-2013)

Income Range:	0-50%	51-80%	81-120%	>120%	Total
Income Class:	Very Low	Low	Moderate	Above Mod	
2007 BASELINE:	736	544	800	1,120	3,200
UNITS BUILT:	73	14	313	363	763
REMAINDER:	663	530	487	757	2,437

Sources: 2010 Housing Element
Community Development Department Annual Reports, 2007 - 2013

2. **Implementation Review Summary:** Table II-4, which was formatted consistent with the State Housing and Community Development Department publication, *Building Blocks for Effective Housing Elements*, provides a summary of critical information pertaining to housing element implementation. This Table summarizes the Goals and Policies of the 2010 Housing Element. To the degree that such Programs are recommended to be continued into the present Housing Element, these Programs are reorganized and presented in Chapter VII.

TABLE II-4
Progress Toward Meeting 2010 Housing Element Goals And Objectives

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
GOAL 1 – <u>New Construction</u>				
Policy 1-A: PROVIDE ADEQUATE SITES				
1: <u>Fast-Track Permit Process</u>	Continue existing available fast track permit processing, refined development standard information, and residential development status reports.	The Community Development Department provides prompt permit processing and information service.	Coordination of permit review provides expeditious service to developers.	The City will <u>continue</u> existing efforts under this policy.
2: <u>Housing incentives</u> ; Timing: continuous (>5 years) Responsibility: Community Development	Continue existing efforts.	Density Bonus provisions have the potential to increase the overall citywide net density.	Density bonuses requests are formally agreed upon a case-by-case situation and are not initiated by the City.	The City will continue existing efforts and apply the density bonus provisions based on State Law.
3: <u>Economic Development</u> ; Timing: continuous (>5 years); Responsibility: Administrative Services/Special Projects	Continue existing efforts through support of the Chamber of Commerce and the Economic Development Commission.	The Chamber of Commerce initiated No Cost Assistance program for new and existing businesses.	The City contracts for services from the Chamber of Commerce; the funding is a percentage of Transient Occupancy Tax. Loans are from CDBG funds.	The City will <u>continue</u> existing efforts.
Policy 1-C (formerly Policy 1-B): ANNEX SUFFICIENT LAND				
1: <u>Annexations</u> ; Timing: continuous (>5 years) Responsibility: Community Development	8,000 units annexed over the 20-year program.	393 potential units could be built on the annexed land.	The programming started in 1992 and all residentially zoned lands have been annexed. Development is subject to the market.	The City will continue the program and will process annexation requests, as they are initiated from private property owners, for territories within our adopted Sphere of Influence.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 1-C (formerly Policy 1-B): ANNEX SUFFICIENT LAND (cont.)				
2: <u>Farmworkers</u> ; Timing: continuous (>5 years) Responsibility: Community Development	Objective is stated as a general need.	No quantified results occurred.	Farmworkers are considered in City housing efforts for special needs groups.	The City will <u>continue</u> to process farmworker housing projects as special needs housing.
Policy 1-D (formerly Policy 1-C): ENCOURAGE MIXED USE				
1: <u>Mixed Use</u> ; Timing: ongoing Responsibility: Community Development	Facilitate the development of mixed-use project residential units at all income levels.	As of July 2014, there are 308 active approved Mixed-use units, with 15 units built.	Mixed-use housing has introduced the opportunity for creative designs that locate housing where it had not been permitted before.	The City will <u>continue</u> the program with updated RHNA numbers.
Policy 1-B (formerly Policy 1-D): ENCOURAGE INFILL AND REFILL				
1: <u>Smart Growth</u> ; Timing: continuous (>5 years) Responsibility: Community Development	Objective is stated as a general need.	The Hancock Terrace Apartments project, a 268 unit apartment complex, was approved under the Downtown Specific Plan with a density of over 27 units per acre.	Mixed-use projects and the Downtown Specific Plan allow the City to apply form-based standards, transit orientations, and accommodate high density residential development.	The City will <u>continue</u> the program.
2: <u>Urban Services</u> ; Timing: continuous (>5 years) Responsibility: Community Development	Objective is stated as a general need.	No quantified results occurred.	The Capital Improvements Program (CIP) coordinates with the Growth Impact Mitigation Fees and the budget to ensure adequate LOS are provided.	The City will <u>continue</u> the program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 1-B (formerly Policy 1-D): ENCOURAGE INFILL AND REFILL (cont.)				
3: <u>Projects by Agencies:</u> Timing: Construction in 2007 Responsibility: Community Development	Support non-profit housing providers for the construction of low and moderate housing.	Two projects built totaling 63 units.	Sound financing approaches resulted in the completion of these projects.	The City will <u>continue</u> the program to support non-profit housing providers.
4: <u>Downtown Specific Plan:</u> Timing: Ongoing Responsibility: Community Development	Employment generation in the Downtown and transit oriented development standards.	High quality transit corridors established in the Circulation Element; High density residential development under construction in the Downtown.	The Downtown Specific Plan objectives will be implemented over at least 20 years. The High Quality Transit Corridor designation will facilitate transit oriented development.	The City will <u>continue</u> the program.
GOAL 2 – <u>Housing Rehabilitation</u>				
Policy 2-A: IMPROVE SUBSTANDARD HOUSING				
1: <u>Code Compliance:</u> Timing: ongoing program Responsibility: City Attorney's Office /Code Compliance Division	Objective is stated as a general need.	Ongoing State mandated substandard housing enforcement.	The code compliance program is a good tool for housing conservation and neighborhood stabilization.	The City will <u>continue</u> the program.
2: <u>Infrastructure Capacity:</u> Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	No quantified results occurred.	The Capital Improvements Program (CIP) coordinates with the Growth Impact Mitigation Fees and the budget to ensure adequate LOS are provided.	The City will <u>continue</u> the program to identify, finance and program capital improvements in the areas most needed.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 2-A: IMPROVE SUBSTANDARD HOUSING (cont.)				
3: <u>Demolition Permits:</u> Timing: ongoing Responsibility: Community Development	Objective is stated as a general need.	In the four years, (2010-13), 9 residential units were demolished.	The average of less than three units demolished per year is lower than in the past.	The City will <u>continue</u> the program.
4: <u>Residential Rehab</u> Timing: ongoing program Responsibility: Administrative Services/Special Projects	Fund the operation of residential rehabilitation programs.	Over four years, 3 rehabilitation loans were issued for a total of \$49,700 (\$14,566/ du)	The types of loans issued tended to be larger than expected. Those loans funded rehabilitation and renovation projects that were more extensive than was estimated.	The City will <u>continue</u> the program, as it remains viable and cost-effective; the quantified objectives will be modified proportionately.
Policy 2-B: ASSIST SPECIAL NEEDS POPULATIONS				
1: <u>Grants and Funding:</u> Timing: ongoing program; Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	The City distributed CDBG and HOME funding to agencies during the previous planning period.	The CDBG and HOME programs remain a primary means to distribute funds to non-profit housing and support service providers	The City will <u>continue</u> the program.
2: <u>CHDO Funding:</u> Timing: ongoing program; Responsibility: Administrative Services/Special Projects	Assist 2 agencies with CHDO status.	There are two certified CHDO agencies operating in the City.	According to the Special Projects Division, it seems that all those agencies that might be qualified to receive funding as a CHDO are designated CHDOs	The City will <u>continue</u> this program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 2-B: ASSIST SPECIAL NEEDS POPULATIONS (cont.)				
3: <u>Zoning Standards:</u> Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	Zoning Text Amendments were adopted for Efficiency Unit Projects, Emergency Shelters, and Transitional and Supportive housing definitions.	Several code amendments were approved which will facilitate development of housing for special needs groups.	The City will <u>continue</u> the program.
4: <u>First Time Buyers Program:</u> Timing: partnership with the Housing Trust Fund of Santa Barbara County Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	For FY 2014-15, the City anticipates receiving an ESTIMATED \$227,811 under the HOME Program. Funds from the County of Santa Barbara or project sponsors will be used to satisfy the matching fund obligations.	The program assisted 18 households to become first-time homeowners in Santa Maria over the past 4 years	The City will <u>continue</u> the program.
5: <u>Promote Rental to Section 8:</u> Timing: partnership with the Housing Authority (HASBarCo), Peoples' Self Help Housing Corporation, and Good Samaritan Shelter, Inc. Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	Since 2010 the TBRA program has served 572 households, 88% of which were extremely low income (below 30% of the area's median income).	Section 8 Voucher holders are below 60% of the area median income; the City's Tenant Based Rental Assistance Program which provides 50% of the security deposit required to obtain housing for these families.	The City continues to support Section 8 and Tenant Based Rental Assistance (TBRA) Program and will <u>continue</u> this program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 2-B: ASSIST SPECIAL NEEDS POPULATIONS (cont.)				
6: <u>Condominium Conversions:</u> Timing: ongoing Responsibility: Community Development	Objective is stated as a general need.	No conversions to condominiums occurred within the past four years	Market conditions have not supported the con-version of apartments to condominiums.	The City will <u>continue</u> the program.
7: <u>Condominium Conversions:</u> Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	No quantified results occurred within the past four years.	Market conditions have not supported the con-version of apartments to condominiums.	The City will <u>continue</u> to apply the higher parking standards for condominium conversions.
Policy 2-C: EXPAND ECONOMIC OPPORTUNITIES				
1: <u>Economic Development:</u> Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	Retention and support of new commercial industrial, agricultural, and manufacturing sector businesses.	The City is subjected to National and State economic trends and policies that affect the region.	The City will <u>continue</u> the program because these objectives benefit the local economy.
2: <u>Increase Jobs:</u> Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	Employment by sector was more volatile due to the condition of the economy.	The City is subjected to National and State economic trends and policies that expand and contract the supply of labor in the region.	The City will <u>continue</u> the program because these objectives benefit the local economy.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 2-C: EXPAND ECONOMIC OPPORTUNITIES (cont.)				
3: <u>Retain Existing Jobs:</u> Timing: ongoing program Responsibility: Community Development	Objective is stated as a general need.	No Cost Assistance program established by the Chamber of Commerce for new and existing businesses.	The City is subjected to National and State economic trends and policies that expand and contract the supply of labor in the region.	The City will <u>continue</u> the program because these objectives benefit the local economy.
GOAL 3 – <u>Conserve Affordable Units At Risk</u>				
Policy 3-A: MAXIMIZE GOVERNMENTAL ASSISTANCE				
1: <u>Section 8 Assistance:</u> Timing: partnership with the Housing Authority (HASBarCo) Responsibility: Administrative Services/Special Projects	1,818 existing units as of August 2014.	The City issued Section 8 certificates during the previous planning period.	The number of certificates allocated in Santa Maria compared to the overall County has remained relatively consistent.	The City continues to support Section 8 and will <u>continue</u> this program.
2: <u>Promote Rental to Section 8</u> Timing: ongoing Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	The City funds Fair Housing activities annually; additional assistance was granted to legal aid.	Public education remains an effective means to help people understand their rights and responsibilities as property owner and renter.	The City continues to support Section 8 and will <u>continue</u> this program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 3-A: MAXIMIZE GOVERNMENTAL ASSISTANCE (cont.)				
3: <u>Monitor Union Plaza:</u> Timing: partnership with the Housing Authority (HASBarCo) Responsibility: Administrative Ser- vices/Special Projects	Objective is stated as a general need.	The project status is being monitored.	The HUD restrictions on the 122-unit senior apartment unit project expired in 2014.	The City will <u>continue</u> the program.
4: <u>Support Community Housing Development Organizations (CHDOs):</u> Timing: partnership with the Housing Authority (HASBarCo) Responsibility: Administrative Ser- vices/Special Projects	Objective is stated as a general need.	CHDOs completed two projects built totaling 63 units.	The support of these organizations results in new low and moderate housing.	The City will <u>continue</u> the program.
GOAL 4 – <u>Strategies to Reduce or Remove Government Constraints on Housing</u>				
Policy 4-A: REDUCE OR REMOVE GOVERNMENT CONSTRAINTS				
1: <u>Land Controls:</u> Timing: ongoing Responsibility: Community Development	Over 300 approved dwelling units resulting from mixed-use projects.	As of July 2014, there are 308 active approved Mixed-use units, with 15 units built.	Mixed-use housing has encouraged creative designs that locate housing where it had not been permitted before.	The City will <u>continue</u> the program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
Policy 4-A: REDUCE OR REMOVE GOVERNMENT CONSTRAINTS (cont.)				
2: <u>Building Code Compliance:</u> Timing: ongoing Responsibility: City Attorney/Code Compliance	Approximately 100 dwelling units brought up to code each year.	An average 94 residential Health and Safety code actions <u>and</u> 180 other housing type violations processed annually.	The code compliance program is an effective tool for housing conservation and neighborhood stabilization.	The City will <u>continue</u> the program.
3: <u>Site Improvements:</u> Timing: ongoing Responsibility: Community Development	Objective is stated as a general need.	Examples of reduced street standards, wall requirements, and parking may assist in reducing costs.	The program grants more flexibility to the developer.	The City will <u>continue</u> the program.
4: <u>Fees and Exactions:</u> Timing: ongoing Responsibility: Recreation & Parks, Public Works, Community Development	Affordable units would benefit from fee reductions.	63 units completed in 2010-2013 received reduced fees.	Casa de Familia – 16 apartment units. Rancho Hermosa – 47 rental units.	The City will <u>continue</u> to grant reduced growth impact fee rates to affordable and senior housing projects.
5: <u>Permitting Procedures:</u> Timing: ongoing Responsibility: Community Development	Objective is stated as a general need.	Examples of pre-app. meetings, courtesy plan checks, and development standards brochures may speed up the review and approval processes.	The City has established applications on the City website and will expand such services as technology and staffing permit.	The City will <u>continue</u> the program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
GOAL 5 – <u>Promotion of Equal Housing Opportunities on Housing</u>				
POLICY 5-A: PROMOTE EQUAL HOUSING OPPORTUNITIES / FAIR ACTION HOUSING PLAN				
1: <u>Legal Services:</u> Timing: Ongoing Responsibility: Administrative Services/Special Projects	Contract for outside fair housing services.	Services were provided to the targeted population.	These actions are programmed annually through the CDBG allocation process.	The City will <u>continue</u> the program.
2: <u>Conflict Mediation Services:</u> Timing: ongoing Responsibility: Administrative Services/Special Projects	Contract for outside fair housing services.	Services were provided to the targeted population.	These actions are programmed annually through the CDBG allocation process.	The City will <u>continue</u> the program.
3: <u>Public Information:</u> Timing: Ongoing Responsibility: Administrative Services/Special Projects	Maintain Fair Housing displays.	Displays were maintained.	These actions are programmed annually through the CDBG allocation process.	The City will <u>continue</u> the program.
4: <u>Public Awareness:</u> Timing: Ongoing Responsibility: Administrative Services/Special Projects	Proclaim April to be Fair Housing Month.	Proclamations were made.	These actions are programmed annually through the CDBG allocation process.	The City will <u>continue</u> the program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
POLICY 5-A: PROMOTE EQUAL HOUSING OPPORTUNITIES / FAIR ACTION HOUSING PLAN (cont.)				
5: Project Assistance: In partnership with the Housing Authority (HAS-BarCo) Responsibility: Administrative Services/Special Projects and SBCo Housing Consortium	Support the development of affordable housing, and homebuyer assistance programs	Services were provided to the targeted population; Apartments were built	Action Steps are programmed annually through the CDBG and HOME funding allocation process. Subject to the needs of the community during any single year, case-by-case determinations of grants occur.	The City will <u>continue</u> the program.
6: Buyer Education: Timing: Ongoing Responsibility: Administrative Services/Special Projects	Objective is stated as a general need.	Services were provided to the targeted population	Action Steps are programmed annually through the CDBG and HOME funding allocation process. Subject to the needs of the community during any single year, case-by-case determinations of grants occur.	The City will <u>continue</u> the program.
7: Accommodation/Rehab: Timing: ongoing Responsibility: Administrative Services/Special Projects; Community Development.	Objective is stated as a general need.	\$49,700 of funding provided for residential rehabilitations for the years 2010-2013	As the population ages and the requirements change, both group and single-family housing types continue to require modifications. The City has responded to several requests under the Reasonable Accommodations Ordinance since its adoption.	The City will <u>continue</u> this program.

Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
POLICY 5-A: PROMOTE EQUAL HOUSING OPPORTUNITIES / FAIR ACTION HOUSING PLAN (cont.)				
8: <u>Neighborhood Conservation:</u> In partnership with Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.) Timing: ongoing Responsibility: Administrative Services/Special Projects to initiate; other departments to follow as needed	None proposed.	Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.) operates the Minor Home Repair Program:	The Minor Home Repair program began in 2013 and is a valuable tool for neighborhood conservation.	The City will <u>continue</u> the program.

C. APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

This Section discusses changes to the City's Action Steps. The rationale for making each change is discussed below that change.

1. **Change to Action Step H-1C:** This Action Step, *Action steps to encourage mixed-use development* was updated.
Reason for the change: The update reflects the new RHNA and the methods used to communicate the provisions of the Mixed-Use Ordinance to the public and development community.
2. **Change to Action Step H-1D:** An addition was made to *Action steps to encourage infill*.
Reason for the change: The Circulation Element amendment now depicts high quality transit corridors within the City, which coordinate with the 2040 Regional Transportation Plan & Sustainable Communities Strategy.
3. **Change to Action Step H-2A:** This Action Step, *Action steps to improve sub-standard housing conditions* was updated.
Reason for the change: The revision updates the residential rehabilitation program.
4. **Change to Action Step H-2B:** This Action Step, *Action steps to assist special needs populations* was updated.
Reason for the change: Additional information is provided regarding the first-time homebuyer and rental assistance activities.
5. **Change to Action Step H-3A:** This Action Step, *Action steps to maximize governmental assistance to conserve affordable housing units currently receiving subsidies* was updated.
Reason for the change: The revision updates the Section 8 Assisted Units information and the monitoring of the Union Plaza project.
6. **Change to Action Step H-4A:** This Action Step, *Strategies to Reduce or Remove Government Constraints on Housing* was updated.
Reason for the change: The revision reflects impediments and action plan steps identified in the 2011 update of the Analysis of Impediments to Fair Housing Choice by the County of Santa Barbara HOME Consortium.
7. **Change to Action Step H-5:** This Action Step, *Strategies to Reduce or Remove Government Constraints on Housing* was updated.
Reason for the change: The revision removed out-of-date mixed-use project information.
8. **Change to Other Actions:** This section was updated.
Reason for the change: The revision provides updated Home-buyer education and neighborhood conservation action information.

D. SUMMARY/CONCLUSIONS

In November 2010, the City's Housing Element was last updated, with approximately forty Programs and/or Action Steps. Approximately four years later, only eight Action Steps have been modified or deleted. The primary reason for these minor changes is to remove out-of-date information and to reflect newly funded activities. The analysis presented in this Chapter reinforces the overall validity and currency of the policies of the previous Housing Element, which are now carried forward into the present Housing Element Update.

References Cited in this Chapter:

1. 2010 Housing Element
2. Community Development Department Annual Report, 2013
3. City of Santa Maria Fifth Program Year Action Plan, 2014-2015

Appendices to this Chapter: None

CHAPTER III—HOUSING NEEDS ASSESSMENT

A. OVERVIEW

In accordance with Government Code Sections 65583(a)(1) and (2), this chapter discusses the current conditions and projected trends related to population characteristics and employment within the City of Santa Maria. The data presented characterizes the City of Santa Maria's local demographics, incomes, overcrowding and overpayment conditions, housing affordability, assisted housing developments, special needs populations, and housing stock conditions.

Where new data are available, these data have been inserted into the Housing Needs Assessment. Where appropriate, historical data may have been inserted to give better context to the data as the Housing Element transitions from decennial census based data to the current American Community Survey (ACS).

B. POPULATION AND HOUSING DATA FOR SANTA MARIA

As of 2010, the City of Santa Maria contained all or part of twenty-one census tracts identified by the Bureau of the Census. Of these census tracts, nine cross City and County boundaries, and twelve are wholly contained within the City limits. The data generated through the Census differentiate City from County populations. Within each census tract, demographic information is further subdivided and much data is available at the block group level. There are 63 block groups within the 21 census tracts of the City. Figure III-2 is a picture of the 11" by 17" map (Appendix III-1) that shows the Census Tracts and Block Groups for the 2010 Census. Table III-2 shows the City population and housing unit estimates by census tract.

1. Population and Housing Estimates:

The California Department of Finance E-5 Report for 2014 was released in May 2014. This is the most current report available with population and housing estimates. These population estimates incorporate 2010 census counts and use building permit occupancy data to adjust the unit counts, which are the basis for the population estimates.

Data Analysis and Discussion: The City of Santa Maria is one of eight incorporated cities in Santa Barbara County. The City of Santa Maria has the largest population in the County, which constitutes 23% of the total population of Santa Barbara County. The most notable differential from the County occurs in the Persons per Household column. At 3.69, Santa Maria is the second highest in the County (behind Guadalupe) and is 128% of the County's 2.88 average persons per household.

Santa Maria is a working class community that mostly has been influenced by housing of field workers and their families. The location of the City within a fertile agricultural valley differentiates the City from the scenic coastal communities.

Santa Barbara County E-5 Report – Population and Housing Estimates, 1/1/2014

County / City	POPULATION			HOUSING UNITS							Vacancy Rate	Persons per Household
	Total	Household	Group Quarters	Total	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes	Occupied		
Santa Barbara County												
Buellton	4,893	4,893	0	1,856	1,243	89	13	114	397	1,772	4.5%	2.76
Carpinteria	13,442	13,423	19	5,555	2,195	424	658	1,430	848	4,870	12.3%	2.76
Goleta	30,202	30,001	201	11,508	5,412	963	1,048	3,464	621	10,937	5.0%	2.74
Guadalupe	7,144	7,144	0	1,890	1,297	186	215	183	9	1,813	4.1%	3.94
Lompoc	43,314	39,551	3,763	14,594	7,888	762	2,116	2,848	980	13,519	7.4%	2.93
Santa Barbara	90,385	88,758	1,627	38,393	18,040	3,407	5,550	11,006	390	35,986	6.3%	2.47
Santa Maria	101,103	100,096	1,007	28,525	17,875	1,355	2,517	5,230	1,548	27,128	4.9%	3.69
Solvang	5,363	5,308	55	2,522	1,449	154	254	529	136	2,205	12.6%	2.41
Balance Of County	137,552	125,102	12,450	49,890	35,337	2,979	2,613	5,941	3,020	45,751	8.3%	2.73
Incorporated	295,846	289,174	6,672	104,843	55,399	7,340	12,371	24,804	4,929	98,230	6.3%	2.94
County Total	433,398	414,276	19,122	154,733	90,736	10,319	14,984	30,745	7,949	143,981	6.9%	2.88

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2014*.
Sacramento, California, May 2014.

C. POPULATION TREND (2000 – 2013)

Figure III-1 illustrates the long-term population trend of the City of Santa Maria.

FIGURE III-1
City of Santa Maria Population by Census (1900-2010)

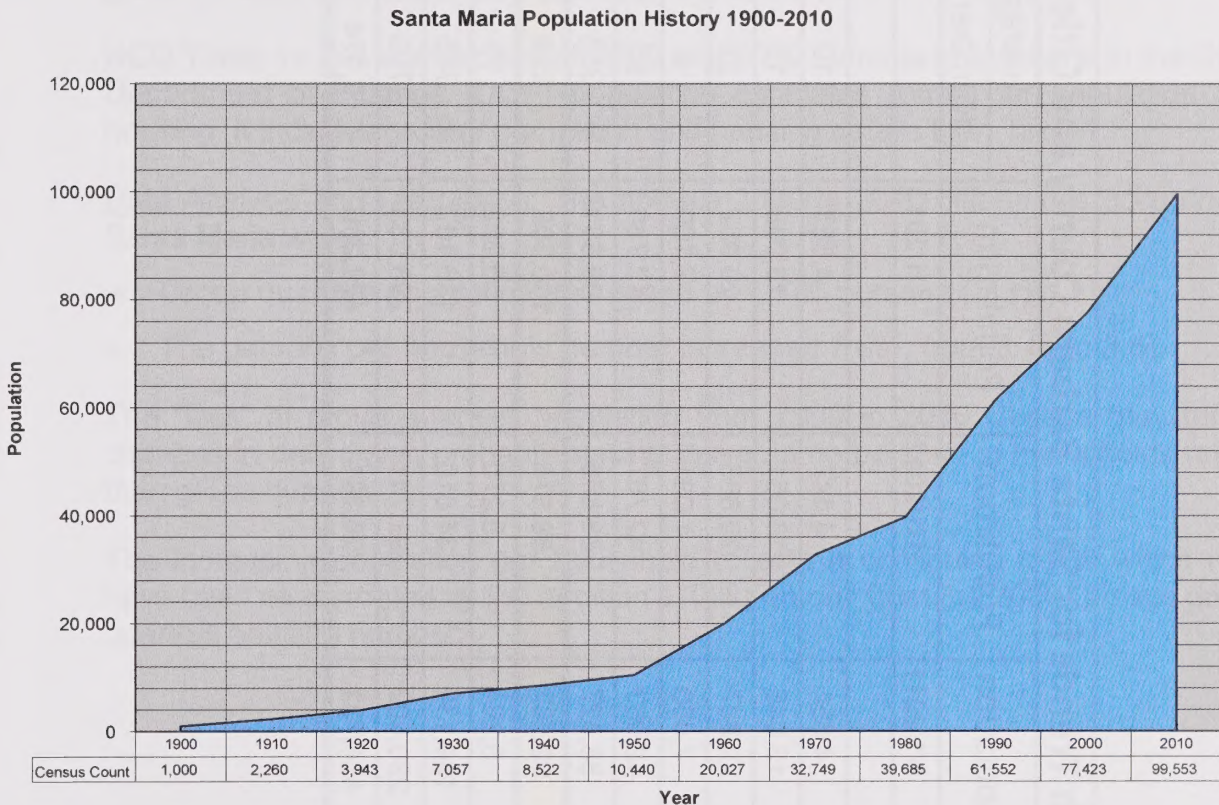


Table III-1 shows the Average Persons per Occupied Unit from 1980 to 2010.

TABLE III-1
Average Persons Per Housing Occupied Unit by Census (1980-2010)

Census Year:	1980	1990	2000	2010
Population Per Unit:	2.80	3.04	3.40	3.66

Table 1 was extracted from the Santa Barbara County dataset provided by the California Housing and Community Development Department (HCD). It is a comparison of 2000 and 2010 Census populations and includes State Department of Finance (DOF) population estimates for 2011-2013.

HCD Table 1

2010-2013 Growth Trends for Santa Barbara County and Cities						
COUNTY/CITY	Population	Population	Population	Population	Average Annual Change	
					Number	Percent
	4/1/2010	1/1/2011	1/1/2012	1/1/2013	#	%
Santa Barbara County						
Buellton	4,828	4,854	4,847	4,863	10	0.2%
Carpinteria	13,044	13,045	13,051	13,099	15	0.1%
Goleta	29,888	29,887	29,863	29,962	21	0.1%
Guadalupe	7,080	7,080	7,081	7,100	6	0.1%
Lompoc	42,434	42,063	42,767	42,730	82	0.2%
Santa Barbara	88,410	88,827	88,886	89,681	353	0.4%
Santa Maria	99,553	99,582	99,976	100,306	209	0.2%
Solvang	5,245	5,264	5,270	5,292	13	0.2%
Unincorporated	133,413	134,130	134,610	136,167	765	0.6%
Incorporated	290,482	290,602	291,741	293,033	709	0.2%
County Total	423,895	424,732	426,351	429,200	1,474	0.3%

Data Analysis and Discussion: Notable population changes occurred between the 2000 and 2010 decennial census counts when the City population count increased 4.1% relative to the County as a whole.

The long-term impact of population growth in Santa Maria does not appear in the three-years of DOF population estimates, above. HCD Table 1a, however, shows that Santa Maria added 22,130 persons, accounting for 90.15% of the total County population growth over the ten-year period. Without Santa Maria's population growth, Santa Barbara County grew by only 2,418 persons in ten years.

HCD Table 1a is a comparison of 2000 and 2010 Census populations in the State Department of Finance (DOF) population estimates format for population and housing. It includes greater population and housing details than Table1.

Data Analysis and Discussion: The notable 2000 to 2010 differences occurring in Santa Maria were:

- Group quarters population decreased by 1,155 persons (-53%)
- The persons per household number increased 7.8%, from 3.40 to 3.66

The "loss" of group quarters population from 2000 to 2010 Census may reflect changes in definitions, probably placing those same persons in households rather than group quarters.

The increasing population per household reflects a continuing trend, which may have been exacerbated by the addition 1,155 persons from the 2000 Census group quarters housing number.

Table1.a

Population and Housing Units 2000-2010												
County / City	Date	POPULATION			HOUSING UNITS							Persons Per Household
		Total	Household	Group Quarters	Total	Single family	Multiple family	Mobile Homes	Households	Vacant Units	Vacancy Rate	
Buellton	4/1/2000	3,828	3,822	6	1,483	949	116	418	1,433	50	3.37%	2.667
	4/1/2010	4,828	4,828	0	1,845	1,321	127	397	1,761	84	4.55%	2.742
		26%	26%	-100%	24.4%	39.2%	9.5%	-5.0%	22.9%	68.0%	35.0%	2.8%
Carpinteria	4/1/2000	14,194	14,069	125	5,464	2,573	1,951	940	4,989	475	8.69%	2.820
	4/1/2010	13,044	13,025	19	5,431	2,584	1,999	848	4,761	670	12.34%	2.736
		-8%	-7%	-85%	-0.6%	0.4%	2.5%	-9.8%	-4.6%	41.1%	42.0%	-3.0%
Guadalupe	4/1/2000	5,659	5,659	0	1,450	1,176	268	6	1,414	36	2.48%	4.002
	4/1/2010	7,080	7,080	0	1,887	1,483	395	9	1,810	77	4.08%	3.912
		25%	25%	0%	30.1%	26.1%	47.4%	50.0%	28.0%	113.9%	64.5%	-2.2%
Goleta	4/1/2000	0	0	0	0	0	0	0	0	0	0.00%	0.000
	4/1/2010	29,888	29,687	201	11,473	6,344	4,508	621	10,903	570	4.97%	2.723
		N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*	N/A*
Lompoc	4/1/2000	41,103	37,664	3,439	13,621	8,253	4,428	940	13,059	562	4.13%	2.884
	4/1/2010	42,434	38,778	3,656	14,416	8,578	4,858	980	13,355	1,061	7.36%	2.904
		3%	3%	6%	5.8%	3.9%	9.7%	4.3%	2.3%	88.8%	78.2%	0.7%
Santa Barbara	4/1/2000	89,606	87,814	1,792	37,078	19,918	16,642	518	35,607	1,471	3.97%	2.466
	4/1/2010	88,410	86,783	1,627	37,820	21,412	16,018	390	35,449	2,371	6.27%	2.448
		-1%	-1%	-9%	2.0%	7.5%	-3.7%	-24.7%	-0.4%	61.2%	57.9%	-0.7%
Santa Maria	4/1/2000	77,423	75,261	2,162	22,847	15,216	6,059	1,572	22,146	701	3.07%	3.398
	4/1/2010	99,553	98,546	1,007	28,294	19,023	7,723	1,548	26,908	1,386	4.90%	3.662
percent change from 2000 to 2010:		29%	31%	-53%	23.8%	25.0%	27.5%	-1.5%	21.5%	97.7%	59.6%	7.8%
Solvang	4/1/2000	5,332	5,172	160	2,288	1,450	619	219	2,185	103	4.50%	2.367
	4/1/2010	5,245	5,190	55	2,485	1,566	783	136	2,173	312	12.56%	2.388
		-2%	0%	-66%	8.6%	8.0%	26.5%	-37.9%	-0.5%	202.9%	179.1%	0.9%
UnIncorporated	4/1/2000	162,202	153,269	8,933	58,670	43,011	11,653	4,006	55,789	2,881	0	-18
	4/1/2010	133,413	122,196	11,217	49,183	37,747	8,477	2,959	44,984	4,199	-1	-21
		79%	85%	-27%	8.6%	8.0%	26.5%	-37.9%	-0.5%	202.9%	179.1%	0.9%
Santa Barbara County Total	4/1/2000	399,347	382,730	16,617	142,901	92,546	41,736	8,619	136,622	6,279	4.39%	2.801
	4/1/2010	423,895	406,113	17,782	152,834	100,058	44,888	7,888	142,104	10,730	7.02%	2.858
percent change from 2000 to 2010:		6%	6%	7%	7.0%	8.1%	7.6%	-8.5%	4.0%	70.9%	59.9%	2.0%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2013. Sacramento, California, May 2013.

Figure III-2
Santa Maria Census Tracts (2010) in relation to the 2014 City Limits

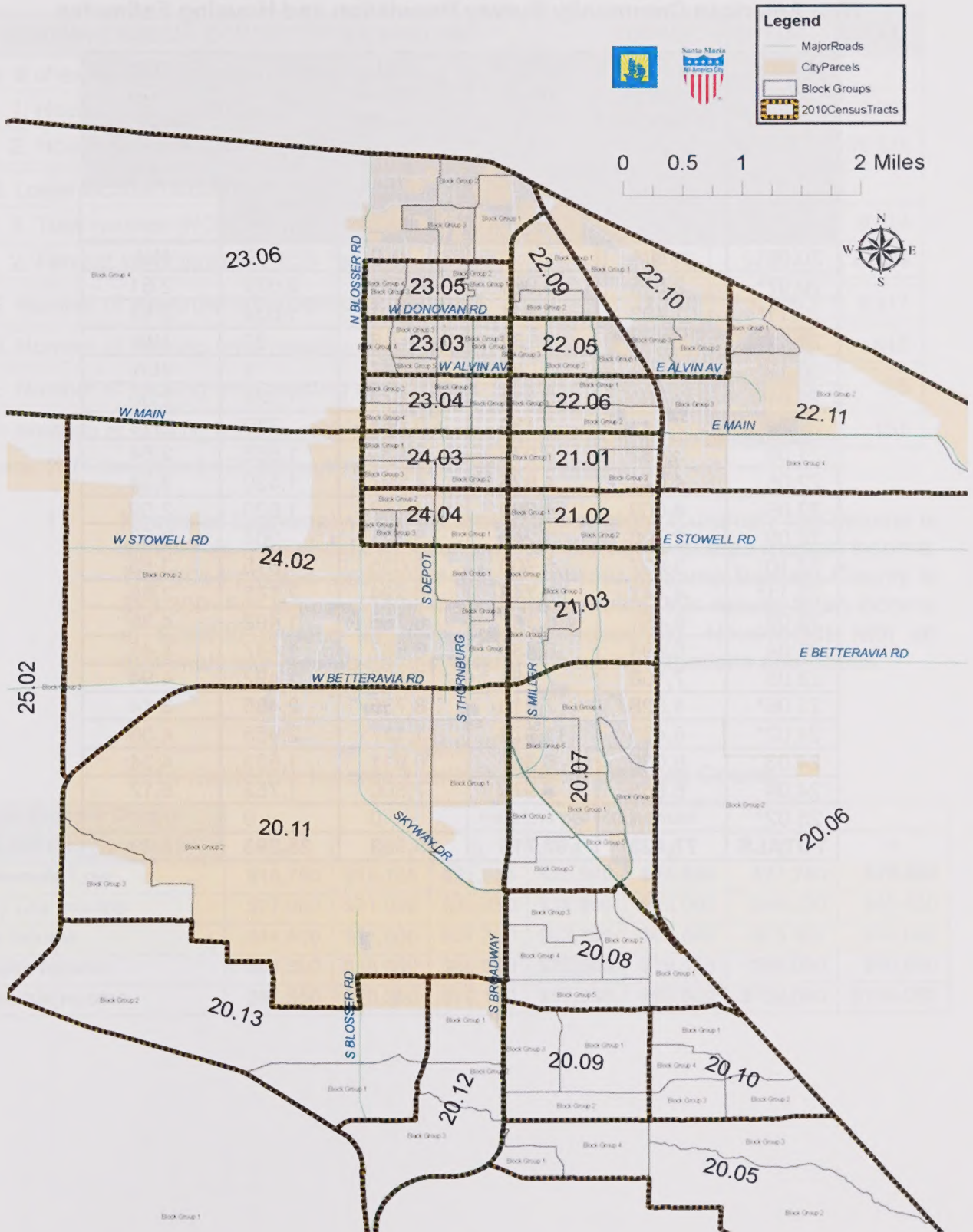


TABLE III-2
Census Tract Population Counts in 2000 and 2010
With American Community Survey Population and Housing Estimates

Census Tract	2000 Census Population	B01003 ACS	2010 Census Population	B25001 ACS	Calculated ACS persons per ACS unit
		Population Estimate		Housing Units	
20.06*	N/A	0	0	0	N/A
20.07*	2,815	6,981	6,991	2,679	2.61
20.11*	2,403	2,611	2,621	1,034	2.53
20.12*	42	31	7	32	N/A
20.13*	N/A	81	147	1	N/A
21.01	3,790	3,511	3,873	1,324	2.65
21.02	2,041	2,139	2,084	779	2.75
21.03	3,482	3,976	3,930	1,563	2.54
22.05	4,071	4,926	4,997	1,520	3.24
22.06	4,009	4,389	4,782	1,630	2.69
22.09	2,796	3,249	3,321	907	3.58
22.10	3,997	5,700	6,035	1,615	3.53
22.11*	4,447	5,746	5,294	2,145	2.68
23.03	6,451	6,157	6,765	1,402	4.39
23.04	5,994	6,436	6,687	1,447	4.45
23.05	7,100	7,364	7,556	1,492	4.94
23.06*	4,828	7,810	8,735	2,485	3.14
24.02*	6,433	11,978	11,117	2,953	4.06
24.03	6,035	6,660	6,811	1,533	4.34
24.04	6,685	8,970	7,800	1,752	5.12
25.02*	4	0	0	0	N/A
TOTALS	77,423	98,715	99,553	28,293	3.49

**TABLE III-3
Summary of Housing Needs**

I. HOUSING NEEDS CENSUS 2010 BASELINE	OWNER	RENTER	TOTAL
A. # of existing households and housing units			
1. Households (HCD Table 5)	13,893	13,015	26,908
2. Housing Units (DOF, E-5 on 1/1/2014)	14,728	13,797	28,525
B. Lower income households overpaying for housing			
1. Total number (HCD Table 4)	2,795	6,230	9,024
2. Percent lower income (HCD Table 4)	38.8%	52.9%	47.5%
C. Number of overcrowded households, per ACS	1,332	3,785	5,117
D. Number of housing units needing rehabilitation			445
E. Number of housing units needing replacement			25
F. Analysis of existing housing projects at-risk			157

Source: 2010 Census and ACS information in HCD Tables

- Needs of Extremely Low Income Households:** Extremely low-income is defined as households with income less than 30% of area median income. The 2014 median income for a family of four in Santa Barbara County is \$73,300. For extremely low-income households, this results in an income of \$23,900 or less for a four-person household. Households with an extremely low-income have a variety of housing situations and needs.

**TABLE III-4
2014 California Income Limits for Santa Barbara County**

Santa Barbara County	Persons per Household						
\$73,300 four person HH	1	2	3	4	5	6	7
Extremely Low	\$16,750	\$19,150	\$21,550	\$23,900	\$25,850	\$27,750	\$29,650
Very Low Income	\$27,900	\$31,850	\$35,850	\$39,800	\$43,000	\$46,200	\$49,400
Low Income	\$44,600	\$51,000	\$57,350	\$63,700	\$68,800	\$73,900	\$79,000
Median Income	\$51,300	\$58,650	\$65,950	\$73,300	\$79,150	\$85,050	\$90,900
Moderate Income	\$61,550	\$70,350	\$79,150	\$87,950	\$95,000	\$102,000	\$109,050

TABLE III-5
Renter-Owner Units by Census Tract
—including median rents and median house values

Census Tract	Renter- occupied housing units	Median gross rent	Owner- occupied housing units	Median Value	TOTAL Units
TOTALS /Average:	13,193	\$1,117	13,798	\$267,200	26,991
20.06	-	-	-	-	-
20.07	829	\$1,604	1,742	\$341,900	2,571
20.11	190	\$1,234	821	\$347,300	1,011
20.12	-	-	19	\$552,100	19
20.13	-	-	-	-	-
21.01	794	\$1,144	439	\$265,600	1,233
21.02	375	\$1,205	397	\$293,400	772
21.03	1,042	\$1,066	438	\$320,400	1,480
22.05	684	\$928	710	\$272,400	1,394
22.06	1,018	\$980	456	\$270,200	1,474
22.09	396	\$1,338	436	\$220,800	832
22.10	458	\$1,721	1,112	\$274,500	1,570
22.11	446	\$1,575	1,550	\$294,900	1,996
23.03	466	\$1,444	824	\$206,800	1,290
23.04	894	\$1,079	450	\$171,300	1,344
23.05	719	\$1,200	771	\$205,700	1,490
23.06	386	\$1,427	1,899	\$211,800	2,285
24.02	1,726	\$1,117	1,233	\$268,200	2,959
24.03	1,363	\$957	178	\$220,000	1,541
24.04	1,407	\$956	323	\$185,300	1,730

Sources: ACS 2008-12, Tables B25106, B25064, B25036, B25107

EMPLOYMENT BY INDUSTRY ESTIMATES

Table 2 is from the HCD dataset and estimates employment by Civilian employed population 16 years of age and over, (a standard metric) that shows the industries where residents work.

Table 2

Employment by Industry	Santa Barbara County, California		Santa Maria city, California	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	337,930		71,299	
Agriculture, forestry, fishing and hunting, and mininc	17,169	8.8%	11,047	26.9%
Construction	11,042	5.7%	1,893	4.6%
Manufacturing	14,411	7.4%	2,785	6.8%
Wholesale trade	4,729	2.4%	1,347	3.3%
Retail trade	19,575	10.0%	3,977	9.7%
Transportation and warehousing, and utilities	5,437	2.8%	1,727	4.2%
Information	4,190	2.1%	677	1.6%
Finance and insurance, and real estate and rental and	9,685	5.0%	1,349	3.3%
Professional, scientific, and management, and administrative	22,693	11.6%	2,786	6.8%
Educational services, and health care and social assistance	45,651	23.4%	6,370	15.5%
Arts, entertainment, and recreation, and accommodation and	22,545	11.6%	3,700	9.0%
Other services, except public administration	9,409	4.8%	1,632	4.0%
Public administration	8,521	4.4%	1,786	4.3%
Source: ACS DP-03 2008-2012				

Data Analysis and Discussion: Overall, the City of Santa Maria houses 21.1% of the County labor force. The notable differentials between the City and County are:

- Agriculture – Santa Maria houses 64% of agricultural workers in Santa Barbara County
- Wholesale trade (28%) and Transportation (32%) are also proportionately higher in Santa Maria than the County
- Conversely, Finance (14%), Professional (12%), and Educational services (14%) are proportionately lower in Santa Maria than for Santa Barbara County

The proportionately higher employment industries for Santa Maria are “basic” industries—tied around agriculture, processing, and distribution. Typically, these are low-wage sectors with the lowest employment multipliers. Conversely, the higher employment multipliers mostly occur where Santa Maria’s share is lowest relative to the County as a whole.

2. **Overcrowding:** Overcrowding most often involves economic, legal and cultural factors. The trend of escalating housing prices and rents indicates increasing economic needs to share space because fewer choices exist for many households and families. The regional impact of increasing housing demand affects all residents who are in the housing market to rent or purchase a home. Often both renters and buyers reach out to the City for assistance in meeting the challenges of cultural and economic changes in the community.

Overcrowding is defined by the Census and HUD as having more than one person per room living in a single housing unit. Generally, a room is defined as a living room, dining room, kitchen, bedroom, or finished recreation room.

The City does not endorse illegal garage conversions as a method to create additional dwelling units. However, garage conversions are permitted as a method to increase habitable living space within a single-family residence subject to building permits to avoid potentially significant health and safety impacts. The additional living space cannot contain a kitchen.

Table III-6 shows that 5,117 households (19% of all households) are overcrowded. 3,785 (14%) renter-occupied households are overcrowded, nearly three times the overcrowding as found in 1,332 (4.9%) owner-occupied households. Of the 5,117 overcrowded households, 2,198 (43%) are severely overcrowded.

TABLE III-6
Overcrowding – City Of Santa Maria (2012)

HCD Table 3: Overcrowded Households (2012)		Santa Maria	Percent
		Estimate	
Total Households:		26,991	100.0%
0.50 or less occupants per room		13,025	48.3%
0.51 to 1.00 occupants per room		8,849	32.8%
1.01 to 1.50 occupants per room		2,919	10.8%
1.51 to 2.00 occupants per room		1,463	5.4%
2.01 or more occupants per room		735	2.7%
Owner occupied:		13,798	51.1%
0.50 or less occupants per room		8,305	30.8%
0.51 to 1.00 occupants per room		4,161	15.4%
1.01 to 1.50 occupants per room		978	3.6%
1.51 to 2.00 occupants per room		294	1.1%
2.01 or more occupants per room		60	0.2%
Renter occupied:		13,193	48.9%
0.50 or less occupants per room		4,720	17.5%
0.51 to 1.00 occupants per room		4,688	17.4%
1.01 to 1.50 occupants per room		1,941	7.2%
1.51 to 2.00 occupants per room		1,169	4.3%
2.01 or more occupants per room		675	2.5%
Owner Occupied Overcrowded	1.01 or more	1,332	4.9%
Renter occupied Overcrowded	1.01 or more	3,785	14.0%
Total overcrowded	1.01 or more	5,117	19.0%
Owner Occupied Severely Overcrowded	1.5 or more	354	1.3%
Renter occupied Severely Overcrowded	1.5 or more	1,844	6.8%
Total severely overcrowded	1.5 or more	2,198	8.1%

The issues of overcrowding may be affected by wages, cultures with extended or multi-generational family size, and by households saving to achieve home-ownership.

3. **Overpayment:** Overpayment is an important measure of the affordability of housing within a city. Specifically, overpayment is defined as a household paying more than 30% of their gross household income for shelter—also called housing cost burden. According to the US Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

TABLE III-7
City Of Santa Maria Households Overpaying, by Income and Tenure

Source of Information: ACS 2008-2012 Table B25014	ALL HOUSEHOLDS (HH)		OWNERS		RENTERS	
	Total Number of Households Overpaying	Percent of Income Category Overpaying	Number of Owner Households Overpaying	Percent of Income Category Overpaying	Number of Renter Households Overpaying	Percent of Income Category Overpaying
Extremely Low (EL) (0-30% of Median)	<u>3,976</u> 4,750	= 83.7%	<u>982</u> 1,342	= 73.2%	<u>2,994</u> 3,408	= 87.9%
Very Low (VL) (30-50% of Median)	<u>2,671</u> 4,219	= 63.3%	<u>685</u> 1,507	= 45.5%	<u>1,986</u> 2,712	= 73.2%
Low (L) (50-80% of Median)	<u>2,377</u> 10,013	= 23.7%	<u>1,128</u> 4,360	= 25.9%	<u>1,250</u> 5,653	= 22.1%
Moderate (M) (80-120% of Median)	<u>2,619</u> 3,985	= 65.7%	<u>1,646</u> 2,373	= 69.4%	<u>972</u> 1,612	= 60.3%
Above Moderate (AM) (>120% of Median)	<u>1,534</u> 7,908	= 19.4%	<u>1,439</u> 5,697	= 25.3%	<u>95</u> 2,211	= 4.3%
Overpaying Number Total in ALL Categories:	<u>13,177</u> 30,875	= 42.7%	<u>5,880</u> 15,279	= 38.5%	<u>7,297</u> 15,596	= 46.8%

Overall, 42.7% of the households in the City have some housing cost burden. The most notable data differences occurs in the two income extremes. The Moderate-income category percentage (red annotation in HCD Table 4) is unexpectedly higher than the low-income percentage. However, similarly high percentages occurs Countywide, so it is not an isolated data phenomenon.

HCD Table 4 City of Santa Maria		Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost (\$73,300 family of four)					
Household	Extreme Low (0-30% MFI)	Very Low (0-50% MFI)	Low	Moderate	Above Moderate	Total	Lower income (0-80% MFI)
Ownership Households	1,342	1,507	4,360	2,373	5,697	15,280	7,210
Overpaying owner households	982	685	1,128	1,646	1,439	5,880	2,795
Percentage of overpaying owners	73.1%	45.5%	25.9%	69.4%	25.3%	38.5%	38.8%
Renter Households	3,408	2,712	5,653	1,612	2,211	15,595	11,773
Overpaying renter households	2,994	1,986	1,250	972	95	7,297	6,230
Percentage of overpaying renters	87.9%	73.2%	22.1%	60.3%	4.3%	46.8%	52.9%
Total Households	4,750	4,219	10,013	3,985	7,908	30,875	18,982
Overpaying households	3,976	2,671	2,377	2,619	1,534	13,177	9,024
Percentage of overpaying households	83.7%	63.3%	23.7%	65.7%	19.4%	42.7%	47.5%

Data Analysis and Discussion: Generally, we expect cost burdens to be highest for the lowest income households and lowest for the highest income households. However, it appears that 65.7% of the Moderate households are experiencing cost burdens, but the Low households have only 23.7% experiencing cost burden. While the Moderate number seems too high and/or the Low number seems too low, this situation similarly occurs for 90% of the County.

This data anomaly may be reflective of 40-50 years of Federal efforts to provide affordable-housing subsidies to lower (0-80% of median household) income groups and the shrinking middle-class, which is a nationwide trend.

D. AFFORDABLE HOUSING FINANCING

- 1. Low Income Housing Tax Credits (LIHTC):** The primary objective of the Low-Income Housing Tax Credit program is to use income tax credits to build affordable housing units in the State of California. The projects are competitively ranked on the objective criteria of the LIHTC program. Applications are submitted to the California Tax Credit Allocation Committee (CTAC) by developers and their associates for funds. Apartments built with LIHTC financing must provide at least half their units

for renters earning 50% (or less) of the HUD County median income based on household size. Typically, all the apartments must be rented to households earning less than 60% or less of the median.

Data Analysis and Discussion: Table III-8 lists the complete inventory of affordable units and then sub-tables III-8a, III-8b, and III-8c are intended to clarify and correct the inventory and show only active affordable units. Sub-table A summarizes how the net (active) affordable unit count (1,406) is broken-down. Similarly, sub-table B breaks-down the (207) At-risk units and sub-table C breaks-down the (1,199) units that are not at-risk of market-rate conversion

TABLE III-8				
Affordable Housing Inventory List, November 2014				
<u>Project Name</u>	<u>Year</u>	<u>Units</u>	<u>Funding</u>	<u>Population**</u>
Casa de Familia	2011	16	CDBG, HOME, HUD Continuum of Care	FHH
Rancho Hermosa	2010	47	LIHTC, HOME	D
Ted Zenich Gardens	2008	24	LIHTC, HOME, DB HASBarCo	F
Williams Apartments	2005	12	DB	F
Westgate Courtyard Apartments	2003	204	LIHTC, TEFRA	F
Los Adobes de Maria II	2003	52	CDBG, FmHA	FW
Valentine Court III	2003	9	HUD, HOME	D
Rancho Gardens	2001	118	LIHTC	SR
Oak Valley III (Habitat for Humanity)	2001	4	HOME, City	HO
Valentine Court II	1998	18	HUD, HOME	SR
Los Pinos Apartments	1997	23	LIHTC, DB	F, SR
Villa Sara	1995	27	HOME	HO
Vandenberg Senior Residence	1995	136	LIHTC	SR
Los Adobes de Maria I	1995	65	CDBG, FmHA	FW
Meridian Apts	1993	236	LIHTC	F
Oak Valley II	1992	16	City	HO
Oak Valley I	1990	34	City, CHFA	HO
Valentine Court I	1990	35	CDBG, HUD	D, SR
Central Plaza Apartments	1976	112	CDBG, HASBarCo	F
Union Plaza*	1975	122	City, Teamsters	SR
Evans Park	1970	150	HASBarCo	F
Note: At-risk units are shown with a grey background				

* Loans are paid off and will be removed from the final affordable units inventory

**HO – Homeownership; FHH - Female Headed Household; F – Family; D – Disabled;
FW – Farmworker; SR - Senior

For the most part, homeownership (HO) program unit counts have decreased because more loans have been repaid and new loans are not issued. Currently, 76 houses out of the original 318 homeownership units have been removed from the active inventory.

TABLE III-8a		
	<u>Pct.</u>	<u>Units</u>
TOTAL UNITS BUILT:	100.0%	1,482
Affordable HO units removed from list:	5.1%	76
HO - Homeownership	16.3%	242
FHH - Female Headed Household	1.1%	16
F - Family	40.8%	605
D - Disabled	1.3%	19
FW - Farmworker	7.9%	117
SR - Senior	27.5%	407
NET AFFORDABLE UNITS:	94.9%	1,406

TABLE III-8b AT RISK SUMMARY		
	<u>Pct.</u>	<u>Units</u>
AT-RISK UNITS TOTAL:	14.7%	207
HO - Homeownership at-risk:	3.6%	50
SR - Senior at-risk:	10.5%	147
D - Disabled at-risk:	0.7%	10

TABLE III-8c NOT AT RISK SUMMARY		
	<u>Pct.</u>	<u>Units</u>
NOT AT-RISK UNIT TOTAL:	85.3%	1,199
HO - Homeownership	13.7%	192
FHH - Female Headed Household	1.1%	16
F - Family	43.0%	605
D - Disabled	0.6%	9
FW - Farmworker	8.3%	117
SR - Senior	18.5%	260

2. **Locally Subsidized Low Income Units:** According to the 2010-2015 City of Santa Maria Consolidated Plan, Pepperwood; Oak Valley Homes; Valentine Court I, II, and III; Meridian Apartments; and Los Adobes de Maria I and II received local assistance. In addition to these projects, the City participated in a joint venture with the County to create a Mortgage Revenue Bond Program to assist housing development through Below Market Interest Rate (BMIR) financing.

Increasingly, the density bonus is applied to add affordable units to the housing inventory [SMMC Chapter 12-48].

3. **Federally Subsidized Low Income Units At Risk of Conversion:** No loss to the rental housing inventory is expected due to the prepayment of HUD mortgages.

Three projects in the City of Santa Maria are included in the Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion (HCD Table 20a), which was prepared for California Housing Partnership Corporation.

- Two are currently “past due” and are analyzed in the at-risk discussion, below
- One is approaching a conversion date in 2015 and is also discussed below
- There are no other projects in the Moderate risk categories

4. **Locally Subsidized Low Income Units at Risk of Conversion:** Unless noted, the locally subsidized units at risk of conversion is presumed to be 30 years past the completion date. During this Housing Element period, or the subsequent five-years, the following homeownership properties:

- Pepperwood (22 units) 1984 (+30 years is 2014)
- Oak Valley I (34 units) 1990 (+30 years is 2020)
- Oak Valley II (16 units) 1992 (+30 years is 2022)
- Oak Valley III (4 units) 2001 (+30 years is 2031)

E. INVENTORY OF AT-RISK UNITS

HCD Table 20a is HUD Assisted Units that (potentially) are within ten years of being removed from the roll of assisted rental housing. HCD Table 20b is similar to Table 20a, except for being “tax credit” financing through the Federal Low-Income Housing Tax Credit (LIHTC) program that is locally administered through the State of California. The risk levels assigned to HCD Table 20 are identified in the following order:

Risk Level	Definition
5-Very High	Section 8 Contract Expiring or Mortgage maturing in next year
4-High	Section 8 Contract Expiring or Mortgage maturing in 1-5 years
3-Moderate	Section 8 Contract Expiring or Mortgage maturing in 5-10 years
2-Low	Section 8 Contract Expiring or Mortgage maturing in more than 10
1-none	no Section 8 contract or subsidized mortgage in place

Data Analysis and Discussion: HCD Table 20a addresses HUD (U.S. Department of Housing and Urban Development) programmed housing units at risk of conversion to market rates.

- Three projects are highlighted as being less than 10 years from conversion
- Addresses not in the City Limits have been excluded from HCD Table 20

HCD Table 20a: HUD Assisted Housing Units in City of Santa Maria

Property Identifier	Property Address	Zip	Section 8 Units	Total Units	Program Type	Overall Exp. Date	Fin.	Loan Maturity Date	Owner	Risk Level
New Visions	1106 N. School	93454	6	6	202/162 MR	4/9/14	202	3/1/32	Non-Profit	Very High
Union Plaza	120 N Broadway	93454	122	122	LMSA	6/30/14	236 (j)(1)	4/1/16	Non-Profit	Very High
Valentine Court Phase I	280 E Newlove	93454	34	35	202/8 NC	7/11/15	202	12/1/30	Non-Profit	High

Source: CHPC <http://www.chpc.net/preservation/MappingWidget.html>

According to HCD Table 20a, as of this date, the first two programs have expired.

- New Visions (6 units) – New Visions is one of three group homes owned by the non-profit agency, Santa Maria Independent Living Environment (SMILE)/ OPTIONS Family of Services, Inc. in Santa Maria.

The New Visions home is an Intermediate Care Facility (ICF) for Persons with Developmental Disabilities licensed by the State Dept of Public Health to house and care for six developmentally disabled adults.

That home at 1106 N. School Street was acquired originally with HUD Section 202 funds and rehabilitated with CDBG funding. According to Debbie Bertrando, CEO, SMILE/OPTIONS has no intention of selling any of their homes or converting to market rate housing.

- Union Plaza (122 units) – According to the State Department of Housing and Community Development, housing entities are interested in a "first right of refusal" program for preserving affordable units in Santa Barbara County. A first right of refusal program cannot be imposed on the ownership component already in place and could be applied to rental and new ownership programs.

The City's understanding is that the Housing Authority of Santa Barbara County has contacted the property owner, Teamsters Local #381, regarding possible purchase of Union Plaza. The City is not a party to these negotiations, or the potential extension of affordability programs on this property.

- iii. Valentine Court I (34 units) – Recent zoning verification request for the property indicates that the Valentine Court I site will be applying for tax credit financing to rehabilitate the 35 units and renew the 34 site specific Section 8 rental assistance units. If the competitive tax credit (LIHTC) financing is awarded, the 34 Section 8 units could be renewed and the at-risk status of this property would be changed to low– effectively conserving those units for the minimum period specified in the LIHTC financing program.

On October 7, 2014, the City Council conducted a TEFRA hearing and adopted Resolution No. 2014-117 approving the issuance of multi-family housing revenue bonds in the amount of \$5,000,000 for the purpose of financing or refinancing the acquisition and rehabilitation of the project. Additional CDBG or HOME funding will not be needed for the project.

Data Analysis and Discussion: HCD Table 20b addresses newer “tax credit” financed housing units at risk of conversion to market rates. No actions is required because there are no at risk units in the City of Santa Maria

HCD Table 20b: LIHTC Assisted Housing Units
There were no Santa Maria City Projects in Table 20.b
<u>Source: CHPC</u> http://www.chpc.net/preservation/MappingWidget.html

F. CONSERVATION OF AT-RISK HOUSING

HCD maintains a list of Qualified Entities who are interested in purchasing government-subsidized multifamily housing projects. The current (October 2014) list of Qualified Entities for Santa Barbara County is in Appendix III-4, but the list is maintained by HCD and is periodically updated. Further, it is advisable that owners contemplating prepayment, termination, or restructuring under applicable federal or State programs, or selling affected properties, contact HCD prior to taking any action.

1. Changes in Locally Subsidized Low Income Units:

- o **Pepperwood** – Completed in 1984, the 22 Pepperwood subdivision homebuyers received from \$10,000 to \$20,000 in second trust deeds at Below Market Interest Rates (BMIR). The loans have all been repaid and the units are no longer restricted.
- o **Oak Valley Homes I** – In 1990, 67 units were built through the Community Housing Corporation of Santa Barbara. 51% (34) of the homes were required to be affordable for households earning 80%, or less, of the Santa Barbara County median income. 30-year affordability is regulated through the CHFA financing of the project, but the 34 homes are currently at-risk to 2020.

- **Oak Valley Homes II** – In 1991 and 1992, the City contracted with Peoples' Self-Help Housing Corporation to build 70 homes for first time, low-income home buyers (earning 80%, or less, of the Santa Barbara County median income). CDBG funds were used for Phase II on-site improvements. Additionally, the City provided deferred, 30-year, interest free, and third trust deeds that average \$25,000 per unit. The loans are due on sale or may be assumed by another qualified low-income buyer, but only 16 loans (22.8%) remain active and are currently at-risk to 2022.

G. POPULATIONS WITH SPECIAL NEEDS

The community profile contained in City's Consolidated Plan, which is incorporated by reference, provides detailed information about existing housing and services available to special needs groups. It is noted that there may exist multiple special needs groups in one household or individuals within more than one special needs category, which accounts for the seemingly high numbers in some groups. This one-to-many categorization is difficult to quantify.

1. **Persons with Disabilities:** Persons with a disability (physically, emotionally and/or developmentally) lack an adequate supply of housing suitable for their needs. The need to eliminate physical barriers to housing is being addressed in new construction. Very few existing housing units are designed to accommodate persons with a physical disability, so retrofits are done as needed specifically for accommodating the disability or disabilities. HCD Table 11 identifies persons with disabilities. This table calculates the percentage of total population (Civilian, non-institutional) estimated to have a disability.

Data Analysis and Discussion: Overall, Santa Maria has an 8% disability rate, which is slightly higher than the 6.8% disability rate of the County.

Relative to the County of Santa Barbara, Santa Maria has a higher proportion of unemployed persons, aged 5 to 64 with a disability and slightly fewer disabled persons aged 65 and above. HCD Table 11a provides detail in the types of disabilities by employment status.

<u>HCD Table 11: Disabilities by Employment Status</u>	Santa Maria	
	Number	Percent
Age 5-64, Employed Persons with a Disability	846	15.4%
Age 5-64, Not Employed Persons with a Disability	2,141	39.1%
Persons Age 65 Plus with a Disability	2,391	43.7%
Total Persons with a Disability	5,477	100.0%
% of Total Population (Civilian Non-institutional)	7.96%	
Source: 2000 Census PCT028		
*Employment data for all disabilities not considered physical is not available for all jurisdictions.		

HCD Table 11a is consistent with Table 11, but it does include detail about disabilities in the workforce (population ages 16 to 64). Relative to Santa Barbara County, the City of Santa Maria numbers are consistently higher in hearing and vision disabilities for all employment categories—Employed, Unemployed, and not in the Labor Force.

HCD Table 11a		Santa Maria	
Employment Status by Disability Status by Type			
(ACS 2009-2011)			
		Estimate	Percent
Total:		60,073	100.0%
In the labor force:		46,582	77.5%
Employed:		40,418	67.3%
With a disability:		2,541	4.2%
With a hearing difficulty		1,006	1.7%
With a vision difficulty		1,137	1.9%
With a cognitive difficulty		723	1.2%
With an ambulatory difficulty		838	1.4%
With a self-care difficulty		341	0.6%
With an independent living difficulty		510	0.8%
No disability		37,877	63.1%
Unemployed:		6,164	10.3%
With a disability:		594	1.0%
With a hearing difficulty		300	0.5%
With a vision difficulty		157	0.3%
With a cognitive difficulty		253	0.4%
With an ambulatory difficulty		206	0.3%
With a self-care difficulty		45	0.1%
With an independent living difficulty		93	0.2%
No disability		5,570	9.3%
Not in labor force:		13,491	22.5%
With a disability:		3,218	5.4%
With a hearing difficulty		524	0.9%
With a vision difficulty		807	1.3%
With a cognitive difficulty		1,445	2.4%
With an ambulatory difficulty		1,849	3.1%
With a self-care difficulty		700	1.2%
With an independent living difficulty		1,461	2.4%
No disability		10,273	17.1%
Source: ACS 2010-2012 B18120			

Data Analysis and Discussion: The percentages are consistent with past counts.

HCD Table 12 shows the baseline Census 2000 data for disabilities. These data have been replaced by the American Community Survey data collected for tables 11 and 11a, above.

HCD Table 12: Persons with Disabilities by Disability Type* and age (Census 2000)		Santa Maria	
		Numb	Perce
Total disabilities tallied:		28,181	100.0
Sensory disability		2,470	8.8%
Physical disability		5,477	19.4%
Mental disability		3,311	11.7%
Self-care disability		2,137	7.6%
Go-outside-home disability		6,505	23.1%
Employment disability		8,281	29.4%
Total disabilities tallied for people 5 to 64 years:		20,815	73.9%
Sensory disability		1,244	4.4%
Physical disability		3,086	11.0%
Mental disability		2,359	8.4%
Self-care disability		1,245	4.4%
Go-outside-home disability		4,600	16.3%
Employment disability		8,281	29.4%
Total disabilities tallied for people 65 years and over:		7,366	26.1%
Sensory disability		1,226	4.4%
Physical disability		2,391	8.5%
Mental disability		952	3.4%
Self-care disability		892	3.2%
Go-outside-home disability		1,905	6.8%
Source: 2000 Census P041			

Data Analysis and Discussion: Of the 60,073 persons in HCD Table 12, 10.6% had a disability, which is slightly higher than the 8% estimate in HCD Table 11a. In 2000, the residents of Santa Maria had 25% of all the disabilities reported in Santa Barbara County. Disability reporting increased from 40% of the age five and above population in Census 2000 up to 60% in HCD Tables 11 and 11a. With the transition of data from the decennial census to three to five-year American Community Survey data. It will not be known if this change is a new trend or a by-product of the new data source.

- **SB812 Disability**

HCD Table 13 identifies persons with disabilities based on California Department of Developmental Services (DDS) dataset that counts persons in the DDS system, by zip code, age of resident, and type of housing facility or service facility serving the disabled population.

In an e-mail received September 25, 2014, from Eulalia Apolinar, Assistant Director of Services & Supports, San Luis Obispo & Santa Barbara Counties Tri-Counties Regional Center, she states that:

- a. Total of persons served by the regional center that are over the age of 18 and living in Santa Maria, 688 – This group is then made up of those living at home with family and those living in community care facilities, or group homes.
- b. Persons with developmental disabilities living independently 110 – These are persons living in their own homes, not with family. These individuals may have some basic support from the regional center.
- c. Persons with developmental disabilities living with supported living services 121 – These are persons also living in their own home but they have additional supports called "supported Living" funded by the regional center.

In a September 24, 2014, phone conversation, Eulalia Apolinar indicated that the City of Santa Maria housing resources available to serve the developmentally disabled appeared to be adequately satisfying the housing need.

Note that the DDS data table has been filtered to include only Santa Maria zip codes. In addition, definitions and subtotals were added to help describe the abbreviated housing/facility terminology and the relative population in each facility type.

Data Analysis and Discussion: Santa Maria and unincorporated Orcutt have 1,264 persons in the DDS database. Without a precise geographic assignment by place, reference Table 15 for why 70/30 splits were used.

The City estimates that 885 clients in the DDS system and Orcutt has 379. For the City's 70% – Hm is 632; CCF is 75; IL/SL is 161; ICF is 12; and other is 5.

SUMMARY OF HCD TABLE 13

# and %	Residence (abbrev.)	Definition of Residential Types
903 71%	Hm	Home of Parent/Guardian – individuals residing in the home of the natural or adoptive parents or family member(s) or with a person appointed by the Superior Court to care for the individual.
107 8%	CCF	Community Care - community care facilities licensed to provide 24-hour non-medical residential care for children or adults, including foster homes and Family Home Agency homes.
230 18%	IL/SL	Independent Living – home rented or owned and under the control of an adult individual either receiving supported living services (SL) or not receiving supported living services (IL).
17 1%	ICF	Intermediate Care Facility – residential facility providing inpatient care to ambulatory or non-ambulatory individuals who have recurring need for skilled nursing supervision and supportive care, but do not require continuous skilled nursing care.
0 0%	DC	Developmental Center – 24-hour direct care and supervision for individuals whose care is supplemented with appropriate medical and dental care, health maintenance services and assistance with daily living and training.
0 0%	SNF	Skilled Nursing Facility - residential facility where medical care is provided on a 24-hour basis.
7 1%	Other	Includes correctional institutions, psychiatric treatment centers, acute/general hospitals, rehab centers, etc.
1,264 100%	TOTAL	

HCD Table 15 is the same DDS data as Table 13, but this presentation groups the population by zip code and residence type.

Data Analysis and Discussion: This table helps further to explain the 70/30 assumption, with 93454, 93456, and 93458 (891 persons wholly in Santa Maria), that leaves the 93455 and 93457 zip codes in the unincorporated Orcutt community.

Table 15 – Population By Residence Type

Zip Code	CCF	Foster/ Family Home	ICF	IL/SL	Own Home	Other	Grand Total
93454	32	2	6	104	287	3	434
93455	41	2	11	59	257	2	372
93456	1			1	2		4
93457	1						1
93458	32	5		66	348	2	453
							1,264

P.O. Boxes

Residence Types:

Hm 903	Home of Parent/Guardian – individuals residing in the home of the natural or adoptive parents or family member(s) or with a person appointed by the Superior Court to care for the individual.
CCF 107	Community Care - community care facilities licensed to provide 24-hour non-medical residential care for children or adults, including foster homes and Family Home Agency homes.
IL/SL 230	Independent Living – home rented or owned and under the control of an adult individual either receiving supported living services (SL) or not receiving supported living services (IL).
ICF 17	Intermediate Care Facility – residential facility providing inpatient care to ambulatory or non-ambulatory individuals who have recurring need for skilled nursing supervision and supportive care, but do not require continuous skilled nursing care.
DC 0	Developmental Center – 24-hour direct care and supervision for individuals whose care is supplemented with appropriate medical and dental care, health maintenance services and assistance with daily living and training.
SNF 0	Skilled Nursing Facility - residential facility where medical care is provided on a 24-hour basis.
Other 7	Includes correctional institutions, psychiatric treatment centers, acute/general hospitals, rehab centers, etc.
1,264	

2. **Elderly:** Different ages apply to age restricted housing projects depending on the total number of housing units in the project. The cutoff value is 35 units. For the age restrictions to apply to 55 year olds, a housing project must have at least 35 units, or more. With less than 35 units, age 62 and above allows a project to be age restricted.

Many community services exist to provide support to a frail elderly person who wants to live at home. These services range from transportation or house maintenance programs to routine services, such as weekly housekeeping or daily home meal delivery, to the most intense kinds of support, such as home nursing or live-in attendant care.

Persons aged 65 and over in the City of Santa Maria comprised between 9.5% (2010 Census) and 12% (1990 Census). HCD Table 6 addresses the issue of tenure by age of the householder (owner–renter).

Data Analysis and Discussion: Overall, Santa Maria has 19% of all the households in Santa Barbara County, but 33% of all households have a householder aged 55 or above. Because Table 6 is counting the total population in households, the oldest person living in the household thereby establishes the age cohort. This is different from TABLE III-13, which identifies persons by age groups.

HCD Table 6: Households by Tenure and Age (2007-2011)		
Santa Maria		Household Estimate
Total:	Percent	26,991
Householder 15 to 24 years	4%	1,018
Householder 25 to 34 years	21%	5,677
Householder 35 to 44 years	21%	5,583
Householder 45 to 54 years	21%	5,744
Householder 55 to 59 years	7%	1,872
Householder 60 to 64 years	7%	1,760
Householder 65 to 74 years	9%	2,522
Householder 75 to 84 years	7%	1,958
Householder 85 years and over	3%	857
Source: ACS 2012, 5 Year (B25007)		

3. **Large Families:** According to the ACS, large families (five or more persons) comprised 26% of all households in the City. 3.67 persons per household is the current average household size.

HCD Table 7 addresses the issue of household size by tenure of the householder. This table estimates the persons per room ranges, which calculates the ratio of the household size and number of rooms in the dwelling unit; large households have 5 or more persons.

Analysis: Little difference occurs between owner and renter households. However, a notable data difference occurs in Large HH with five or more persons: Santa Maria is higher (26%) relative to the County (14%)—nearly twice the County amount.

**HCD Table 7: Household (HH) Size by Tenure
–Including Large HH– (2007-2011)**

	Santa Maria	
	HH Count	HH %
Owner HH	13,798	51.1%
Householder living alone	2,459	17.8%
Households 2-4 persons	8,364	60.6%
Large households 5+ persons	2,975	21.6%
Renter HH	13,193	48.9%
Householder living alone	2,771	21.0%
Households 2-4 persons	6,408	8.5%
Large households 5+ persons	4,014	5.3%
Total HH:	26,991	100.0%
Total Householder living	5,230	19.4%
Households 2-4 persons	14,772	54.7%
Large households 5+	6,989	25.9%
Source ACS B25009		

Discussion: The proportionately higher household size may be due to low-wage employment sector issues and overcrowding in the City. However, large households may have a cultural (i.e., large families) or an economically driven purpose.

4. Agricultural Employment/Farmworkers: Santa Maria is an agriculturally based community growing many labor-intensive crops.

Increased farming production means a greater need for fieldworkers, a low wage and low skill job.

Also, United States changing immigration policies have worked to both increase and decrease the number of farmworkers living in the community.

The number of housing units needed to house farmworkers is estimated to be 3,099 units, comprised of 774 (25%) owner units and 2,345 (75%) rental units. The City of Santa Maria does not restrict the development of farmworker housing to any particular residential zoning district.

Farming occupations grew in number from 1,637 to 11,047 from 1980-2012. Over the same period the City population employed in this sector grew from 9.7% to 26.9%.

HCD Table 16 identifies the number of farms, number of workers, and payroll in Santa Barbara County. HCD Table 17 identifies the number of farms by number of workers by days worked—an indication of seasonal employment, versus permanent employment in the agriculture industry. These tables are presented without analysis or discussion.

HCD Table 16

Farmworkers – County Wide (Santa Barbara)		
Hired Farm Labor		
FARMS	WORKERS	\$1,000 PAYROLL
776	21,768	232,123

HCD Table 17

Farmworkers by Days Worked	
150 Days or More	
Farms	521
Workers	11,278
Farms with 10 or More Workers	
Farms	129
Workers	10,166
FEWER than 150 Days	
Farms	458
Workers	10,490
Source: USDA Census of Farmworkers 2007 Atlas by County	

From 1980 to 1990, farming, occupations grew in number from 1,637 to 3,896—a 140% increase. From 1990 to 2000, the number of agricultural workers living in the City grew an additional 47% to 5,735. Over the same 20-year period (1980-2000), the City population employed in this sector grew from 9.7 to 14.5 to 18.7%. Increasing production of labor-intensive row crop agriculture in the Santa Maria Valley is the primary factor attributed to the expanding farm worker population.

Based on the UC Davis Farmworker Data and the Census 2000 data, Santa Maria houses 55% of the Santa Barbara County farmworker population. The resident baseline population is 10,600 farmworkers workers in the County and the maximum population peaks in June, adding 9,700 more workers (UC Davis, 1999-2000). The calculated demand generated by farmworkers in Santa Maria ranges between 3,100 and 4,600 dwelling units.

—Santa Maria Housing Element 2010, page III-22.

Data Analysis and Discussion: Based on HCD Tables 2, 16 and 17, Table III-9 shows that Santa Maria houses 64% of agricultural workers in Santa Barbara County. The resident baseline population is 13,932 farmworkers workers in the County; the maximum population peaks in June, adding 6,714 more workers, for a peak of 20,646 resident farmworkers

TABLE III-9
Estimate of Santa Maria Farmworkers

SANTA BARBARA COUNTY FARMWORKERS		
<u>TOTAL</u>		Santa Maria (64%)
21,768	permanent farmworkers	13,932
10,490	seasonal farmworkers	6,714
32,258	peak period farmworkers	20,646

National immigration policies greatly effect seasonal employment and are beyond State and local control. Further, it should be noted that these numbers only represent sample snapshots of a constantly changing environment. By nature, agricultural labor is migratory. While the isolated data are variable, the trend farmworker housing needs continue to increase.

- 5. Families with Female Head:** In 2011, a single female parent headed 20.8% of the family households in the City.

HCD Table 8 provides data about female headed households—a measure of single parent, non-traditional families. This table estimates the female head-of-household rates and includes percentages of households under the poverty level.

Data Analysis and Discussion: When compared to the entire County, the Santa Maria female-headed households with children (15%) is higher than the same group in the County (11.5%). Female-headed households under the poverty level constitute fewer than 10% of the total families in the City.

HCD Table 8: Female Headed Households (2011)	Santa Maria	
Householder Type	Number	Percent
Female Headed Householders	4,240	20.8%
<i>Female Heads with Own Children</i>	3,072	15.0%
<i>Female Heads without Children</i>	1,168	5.7%
Total Householders	20,428	100%
Female Headed Householders Under the Poverty Level	1,263	6.2%
Total families Under the Poverty Level	2,850	14.0%
Source: ACS 2007-2001 B17012		

Relative to the County of Santa Barbara, the higher percentage of households under the poverty level further correlates to low-wage employment sector issues in the City.

6. **Homeless:** The Department of Housing and Urban Development defines homeless as “people not living in households (house, apartment, mobile home, group of rooms or single room occupied as separate living quarters) or group quarters.” Based on this definition, people who camp outdoors, live in vehicles, or stay in emergency or transitional shelters are homeless. In addition, people who live in bootlegged additions to residential structures or as multiple families in single-family residences may also be considered homeless.

A Report on Homeless Services [the Report] describes a continuum of homeless situations: persons at risk of becoming homeless, people who are episodically homeless, and people who are chronically homeless. The Report places people who live with multiple families or in substandard housing in the at risk category. People who become homeless in times of economic hardship are considered episodically or transitionally homeless. It includes individuals and some families, and tends to be a younger population. Chronic is used to describe a homeless situation that has persisted for more than a year, and that includes sleeping outside of a residence as well as a disabling condition.

HCD Table 18 identifies homeless facilities available countywide and is from the HCD dataset that counts beds by type of facility; Emergency, Transitional, or Permanent Supportive. Note that the data table does not segment the population by place, so these facilities are aggregated for the entire County.

Data Analysis and Discussion: Countywide, there are 1,558 beds available. 88% are permanent shelter beds and 12% are seasonal (winter) emergency shelter beds.

HCD Table 18: Homeless Facilities - Countywide

Facility Type	Family Beds	Adults Only Beds	Child Only Beds	Total Year Round Beds	Seasonal [Beds]
Emergency Shelter	216	208	8	432	190
Transitional Housing	165	191	8	356	n/a
Permanent Supportive	182	398	0	580	n/a
Total	563	797	16	1,368	190

Source: Continuum of Care or HUD; www.hudhre.info

https://www.onecpd.info/reports/CoC_PopSub_CoC_CA-603-2012_CA_2013.pdf

Data Analysis and Discussion: 2010 Housing Element identified 390 of the year-round beds in Santa Maria. If the number in the City is unchanged, then 28.5% of the county total year-round beds are in the City.

The National Coalition for the Homeless estimates that, on average, 1.5% of the nation's people are homeless. In 2005, the Santa Barbara County Public Health Department treated 4,082 different individuals who identified themselves as being homeless. Because many people who are homeless do not use government services, it is reasonable to assume that 1.5% of the County's total population, or 6,150 individuals, are homeless. The State Department of Finance estimated Santa Maria's population at 92,542 as of January 2009. If 1.5% of Santa Maria's population is homeless, then 1,433 of Santa Maria's people are homeless. Of these people, the Report states the episodic and chronic categories describe 80% and 10-15% of people who are homeless, respectively.

—Santa Maria Housing Element 2010, page III-24.

Using 2014 DOF population (101,300) estimate for Santa Maria and the 1.5% estimate from 2005, then 1,433 the Santa Maria homeless estimate is expected to have increased to 1,520.

HCD Table 19 identifies homeless needs countywide. This table counts individuals and persons in families, but does not provide the types of families (e.g., couples, parents with dependent children). Note that the data table does not segment the population by place.

Data Analysis and Discussion: From 2012 to 2013, total homelessness increased 30%. The unsheltered homeless population grew by 13% beyond the (40%) increases that occurred in the additional sheltered population. For the chronically homeless, from 2012 to 2013, demand for shelter increased by 285 beds, but the number of shelter beds increased by 121, meaning the number of “unsheltered” outgrew the increased supply by 164 beds.

HCD Table 19: Homeless Needs - Countywide							
	Individuals		Persons in Families		Total Persons		2012-13
	2012	2013	2012	2013	2012	2013	Change
Total Homeless	1,546	1,882	228	418	1,774	2,300	129.7%
Total Sheltered	678	904	185	308	863	1,212	140.4%
Total Unsheltered	825	868	43	110	868	978	112.7%
Total Chronically Homeless					628	913	145.4%
Total Chronically Sheltered					258	379	146.9%
Total Chronically Unsheltered					370	534	144.3%
<u>Source: Continuum of Care or HUD; www.hudhre.info</u>							

Data Analysis and Discussion: There is a trend of continuously increasing homelessness in all population groups. In recent years, increased demands out pace the supply of beds for this special needs population.

H. QUANTIFIED VALUE OF AFFORDABLE HOUSING CONSERVATION

While the current costs and values may be subject to market fluctuations, the overall conclusion that, when compared with new construction, conservation of affordable units is the more cost-effective method of providing affordable housing. There is very little new data on multi-family construction costs and construction costs for affordable housing. What is known starts from the last analysis and adds information that still supports the overall conclusion.

- i. According to the 2005 Housing Element analysis, preservation of affordable units (at \$117,600 each) was more cost-effective than building new affordable housing (at \$205,000 each).
- ii. The most current market rate housing is based on 2014-15 building permit and property tax valuations for the 8.72 acre, 268 unit Hancock Terrace Apartment project that will be under construction in 2015. The total value per unit is approximately \$138,300. [Total costs are \$35,000,000 for construction and \$1,725,000 for land. The per-unit costs are approximately \$131,800 for construction and \$6,500 for land.]
- iii. Ranch Hermosa is a mixed use site in the R-3 zoning district, which was built in 2011. The 2.89 acre site property tax valuation changed from \$146,000 in 2004 to \$1,000,000 in 2005 and before development was approximately \$380,000 per acre in 2010. After development, the site became property tax exempt and the present market value is unavailable. However, prior to the exemption, the Assessor valuations were \$3,430,000 for land and \$13,770,000 for improvements (\$17,200,000 total value) for 47 units and 8,800 square feet of office.

After filtering out the non-residential space from the development valuation, the total residential cost per unit is estimated to be \$330,000 per unit (\$63,000 for land and \$267,000 for new construction).

I. LOCAL HOUSING NEEDS

Households with "housing problems" include those that occupy units meeting the definition of: (1) having physical defects; (2) being overcrowded; and/or (3) a cost burden greater than 30%.

- A housing unit with "physical defects" lacks a complete kitchen or bathroom.
- An "overcrowded" unit contains more than one person per room.
- "Cost burden greater than 30%" is the extent to which gross housing costs, including utility costs, exceed 30% of gross income, and "cost burden greater than 50%," or "severe cost burden" is the extent to which gross housing costs exceed 50% of gross income.

Income categories used in this document are based on the MFI for the Metropolitan Statistical Area (MSA), which includes all of Santa Barbara County.

1. Local Market for Rental Housing:

Table III-10 identifies 13,193 rental units by Census Tract and calculated the median gross rent at \$1,117. Based on the 2008-2012 ACS data, 55% of the renter households experience some cost burden.

TABLE III-10
Renter Cost Burden by Census Tract

Column Heading Topic:	Census Tract	Renter-Occupied Housing Units	Median Gross Rent (Dollars)	Renters with Cost Burden >30%	Percent with Cost Burden >30%	Median HH Income in 2012
ESTIMATE TOTALS/Average:		13,193	1,117	7,297	55.3%	\$51,675
portion	20.06	-	-	-	-	-
portion	20.07	829	1,604	417	50.3%	\$74,215
portion	20.11	190	1,234	47	24.7%	\$71,728
portion	20.12	-	-	-	-	-
portion	20.13	-	-	-	-	-
	21.01	794	1,144	409	51.5%	\$51,376
	21.02	375	1,205	202	53.9%	\$51,964
	21.03	1,042	1,066	593	56.9%	\$43,103
	22.05	684	928	499	73.0%	\$40,093
	22.06	1,018	980	608	59.7%	\$40,110
	22.09	396	1,338	250	63.1%	\$50,425
	22.10	458	1,721	299	65.3%	\$67,778
	22.11	446	1,575	212	47.5%	\$67,200
	23.03	466	1,444	169	36.3%	\$54,386
	23.04	894	1,079	403	45.1%	\$43,556
	23.05	719	1,200	424	59.0%	\$52,000
portion	23.06	386	1,427	238	61.7%	\$52,456
portion	24.02	1,726	1,117	1,002	58.1%	\$48,892
	24.03	1,363	957	806	59.1%	\$29,046
	24.04	1,407	956	719	51.1%	\$37,298

Source: ACS 2008-12; B25106; B25064; B25072; B19013

2. Local Homeownership:

Table III-11 identifies five housing scenarios with modest homes priced between \$100,000 and \$300,000. After applying the various factors (e.g., down payment, property taxes, etc.) and assuming a fixed 5% interest rate amortized over 30 years, each scenario calculates a minimum annual income to potentially qualify for financing. The last line of the table is an

estimate of the income needs for scenarios that could qualify for 3% down payment financing—adding higher monthly payments (more interest and private mortgage insurance).

TABLE III-11
Home Financing Scenarios Based on 30% Housing Cost Burden

	Housing Purchase Scenarios				
	1	2	3	4	5
Home Price	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000
Down Payment (20%)	\$20,000	\$30,000	\$40,000	\$50,000	\$60,000
Amount Financed	\$80,000	\$120,000	\$160,000	\$200,000	\$240,000
Property Tax (Annual) (1%)	\$1,000	\$1,500	\$2,000	\$2,500	\$3,000
Insurance (Annual)	\$550	\$825	\$1,100	\$1,375	\$1,650
Financing Rate (%)	5%	5%	5%	5%	5%
Principal, Interest, And Property Tax (Monthly Payment)	\$513	\$769	\$1,026	\$1,282	\$1,538
Required Gross Annual Income (Maximum Of 30% Of Gross Monthly Income For Housing Payment)	\$20,512	\$30,768	\$41,023	\$51,279	\$61,535
Compare with 3% Down	\$27,495	\$41,243	\$54,991	\$68,738	\$82,486

3. Local Median Income:

The 2008-2012 American Community Survey reported that the median income of households in Santa Maria city was \$51,675. Table III-12 identifies the median household incomes by Census Tract with the renter cost burden units and percentages by census tract. Overall, 55% of renters experience some housing cost burden.

TABLE III-12
Renter Housing Cost Burden by Census Tract

Census Tract	Renters With Cost Burden >30%	Percent With Cost Burden >30%	Median HH Income in 2012
20.06	-	-	-
20.07	417	50.3%	\$74,215
20.11	47	24.7%	\$71,728
20.12	-	-	-
20.13	-	-	-
21.01	409	51.5%	\$51,376
21.02	202	53.9%	\$51,964
21.03	593	56.9%	\$43,103
22.05	499	73.0%	\$40,093
22.06	608	59.7%	\$40,110
22.09	250	63.1%	\$50,425
22.10	299	65.3%	\$67,778
22.11	212	47.5%	\$67,200
23.03	169	36.3%	\$54,386
23.04	403	45.1%	\$43,556
23.05	424	59.0%	\$52,000
23.06	238	61.7%	\$52,456
24.02	1,002	58.1%	\$48,892
24.03	806	59.1%	\$29,046
24.04	719	51.1%	\$37,298
TOTALS:	7,297	55.3%	\$51,675

Sources: ACS 2008-12, Tables B25072 and B19013

Refer to Figure III-2 (Appendix III-1) for Census Tracts and Block Groups Map.

4. Local Housing Conditions:

Table III-13 shows that the median age of all dwelling units in the City is 40 years as of the 2010 Census; 1,307 dwelling units were located in structures built before 1940. Table III-14 identifies the units built before 1940 by Census Tract. According to the 1992 Housing Conditions Survey, about 7.3% of the city housing stock was in need of some maintenance to preserve the useful life of the structure.

TABLE III-13
Condition of Housing Stock in the City Of Santa Maria

	1990	2000	2010
Total number of dwelling units (occupied and vacant)	21,144	22,847	28,294
Number of occupied dwelling units	19,907	22,146	26,908
Percent of dwelling units vacant	5.9 %	3.1 %	4.9%
Median age of all dwelling units (years)	30	33.5	40
Number of dwelling units in structures built before 1940	1,556	1,173	1,307
Percent of all dwelling units less than 10 years old (in census year)	34.3 %	14.4 %	19.2%
Percent of occupied dwelling units lacking complete plumbing	0.573 %	0.829 %	0.7%
Percent of occupied dwelling units lacking complete kitchen	0.859 %	1.19 %	0.7%
Percent of occupied dwelling units with no telephone service	3.32 %	2.16 %	N/A

Sources: City of Santa Maria (1993). Housing Element, General Plan.
2008-2012 ACS, B25052; 2000 U.S. Census; 1990 U.S. Census, STF-3

TABLE III-14
American Community Survey Units Built Before 1940 by Census Tract

Census Tract	TOTAL	Percent
20.06		
20.07		
20.11		
20.12		
20.13		
21.01	329	26.7%
21.02	135	17.5%
21.03	111	7.5%
22.05		
22.06	199	13.5%
22.09		
22.10	22	1.4%
22.11	17	0.8%
23.03	37	2.9%
23.04	245	18.2%
23.05	15	1.0%
23.06		
24.02	31	1.0%
24.03	166	10.8%
24.04		
TOTALS:	1,307	4.8%

The overall housing vacancy rates were 5.9% (1990) and 3.1% (2000) and 4.9% in 2010. It indicates that housing demand is variable, but the Santa

Maria vacancy appears to be near 5%. The units lacking complete plumbing or kitchen in 2010 represent less than 1% of homes in the City. The changes from 2000 to 2010 may reflect the statistical accuracy of the Census/ACS data, or it may indicate changes in permitted improvements.

The numbers of rehabilitation unit needs are assumed to be unchanged. Because of a greater than average occurrence of fair and poor housing conditions, Census Tracts 23.03, 23.04, 24.03, and 24.04 have neighborhoods targeted for housing rehabilitation programs. The conclusions indicate that 29 (poor) dwelling units need substantial rehabilitation or replacement and 445 (fair) dwelling units need relatively minor improvements to conserve the integrity of the housing stock.

5. Local Population and Employment Trends:

Table III-15 shows the percentage of four life cohorts based on the 1980–2010 Census data.

TABLE III-15
Population Age Range Percentages (1980 to 2010)

AGE RANGES	1980 CENSUS	1990 CENSUS	2000 CENSUS	2010 CENSUS
0-17	29.4%	29.9%	31.6%	31.1%
18-64	59.9%	58.1%	57.0%	59.4%
65 AND OVER	10.7%	12.0%	11.3%	9.5%

The current Santa Barbara County unemployment rate is 5.6%.

<http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfileQSResults.asp?selectedarea=Santa+Barbara+County&selectedindex=42&menuChoice=localAreaPro&state=true&geogArea=0604000083>

When looking at State EDD data for Santa Barbara County unemployment rates that are published on a regular basis, Santa Maria consistently has 2.5% higher unemployment rate than the County as a whole.

Employment sectors for the City of Santa Maria are shown in HCD Table 2, which estimates employment by “Civilian employed population 16 years of age and over,” (a standard metric) that shows the industries where residents work.

Analysis: The notable employment characteristics of the City:

- Agriculture – Santa Maria houses 64.3% of agricultural workers in Santa Barbara County
- Wholesale trade (28.5%) and Transportation (31.8) are also proportionately higher in Santa Maria than the County

- Conversely, Finance (13.9%), Professional (12.3%), and Educational services (13.9) are proportionately lower in Santa Maria than for Santa Barbara County

Table 2

Employment by Industry	Santa Maria	
	Estimate	Percent
Civilian employed population 16 years and over	71,299	100.0%
Agriculture, forestry, fishing and hunting, and mining	11,047	26.9%
Construction	1,893	4.6%
Manufacturing	2,785	6.8%
Wholesale trade	1,347	3.3%
Retail trade	3,977	9.7%
Transportation and warehousing, and utilities	1,727	4.2%
Information	677	1.6%
Finance and insurance, and real estate and rental and leasing	1,349	3.3%
Professional, scientific, and management, and administrative and waste management services	2,786	6.8%
Educational services, and health care and social assistance	6,370	15.5%
Arts, entertainment, and recreation, and accommodation and food services	3,700	9.0%
Other services, except public administration	1,632	4.0%
Public administration	1,786	4.3%
<i>Source: ACS DP-03 2008-2012</i>		
Link to Census FactFinder: http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t		

Discussion: The proportionately higher employment industries for Santa Maria are basic industries kindred around agriculture, processing, and distribution. Typically, these are low-wage sectors with the lowest employment multipliers. Conversely, the higher employment multipliers mostly occur where Santa Maria's share is lowest relative to the County as a whole.

References Cited in this Chapter: None

Appendices to this Chapter:

1. APPENDIX III-1 – Map 2010 Census Tracts and Block Groups
2. APPENDIX III-2 – Inventory of Shelter Facilities (2010)
3. APPENDIX III-3 – Inventory of Supportive Services for the Homeless and Persons Threatened With Homelessness (2010)

CHAPTER IV - INVENTORY OF AVAILABLE SITES

Chapter IV describes the available sites for affordable housing within the City of Santa Maria. This chapter also includes discussion of the Regional Housing Needs Allocation Plan and an analysis of the ability of the sites to accommodate the fair share allocation for the City. Government Code Section 65583(a)(3) requires that the Housing Element include an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. Government Code Section 65583.2(a) requires that the inventory identify sites "...that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels..." within the planning period. This chapter documents that the City has sufficient available sites to provide its Regional Housing Needs Allocation for each income category.

A. REGIONAL HOUSING NEEDS ALLOCATION PLAN

The Regional Housing Needs Allocation Plan, adopted by the Santa Barbara County Association of Governments on July 18, 2013, ensures equal participation by all jurisdictions in the region towards meeting the state affordable housing goals. The Plan uses a "fair share" allocation methodology to assign each jurisdiction in the County with housing production goals. In this way, countywide disparities between regions can be directed towards the County percentages for each income group. Over time, no one area of the County will bear excessive burdens of housing mostly very low- and low-income households. Similarly, no community will reap the benefits of mostly above moderate-income households.

- 1. Relationship of Regional Housing Needs Allocation to the Housing Element:** In its Housing Element the City of Santa Maria is required to show that adequate housing sites are available to meet the projected housing needs for all income categories determined in the Regional Housing Needs Allocation. The Housing Element must show 40% of the housing units produced are affordable to U.S. Department of Housing and Urban Development defined standards.

Allocations for regional housing needs (new construction) are derived from Santa Barbara County Association of Governments population and household growth projections. The income group proportions are then applied to the construction need allocation, which results in a goal for the number of housing units by income group within the City of Santa Maria. The Housing Element adopted in 2010 documented that City of Santa Maria had adequate sites to accommodate the City's housing need allocation for the prior planning period; there is no carryover obligation for additional sites. The City of Santa Maria's Regional Housing Needs Allocation for the current planning period (February 15, 2015 to February 15, 2023) is summarized by income group in Table IV -1, below.

Santa Barbara County Association of Governments' Regional Housing Needs Allocation for the City does not specify the City's allocation of Extremely Low Income units. Following Section 65583(a)(1) of the Government Code, the City will presume that 50% of the very low income households qualify as extremely low income households. The total number of extremely low and very low income households noted in Table IV-1 equal the City's original 985 very low income units (24% of the total City's allocation) as allocated by the Santa Barbara County Association of Governments.

**TABLE IV-1
Regional Housing Needs Allocation
For The City of Santa Maria**

Income Category (Percent of Allocation)	New Construction Need
Extremely Low (11.5%)	492
Very Low (11.5%)	493
Low (17%)	656
Moderate (25%)	730
Above Moderate (35%)	1,731
Total Units:	4,102

Final Regional Housing Needs Allocation (RHNA) Plan 2014-2022, SBCAG, July 2013

2. **Conclusion:** Table IV-1 presents the projected housing needs for all income categories as determined in the Regional Housing Needs Allocation. The Adequate Sites section that follows demonstrates that the City of Santa Maria has more than a sufficient number of adequate housing sites available to meet the housing needs allocation for all income categories.

B. ADEQUATE SITES

The amount of land required to accommodate the Regional Housing Needs Allocation (RHNA) for new construction is dependent upon zoning, density, and adequacy of parcels to accommodate residential development. Higher densities can result in economies of scale and the spreading of certain fixed costs that will yield a lower per unit cost to build.

The City of Santa Maria has prepared an Available Land Inventory Summary in conformance with Government Code Section 65583(a)(3). The Inventory includes a table listing the identified sites and a master location map of the sites, as required by State Government Code Section 65583.2.(b), are provided in Appendix IV-1. The Map and Tables are connected by the reference numbers/letters. With the exception of the Downtown Specific Plan, each site reference is one or more parcels or portions of parcels that quantify the development potential in the specified income ranges.

Generally, the following housing types and densities are:

- Above Moderate [>120% Median Family Income (MFI)] consists of single-family detached sites with densities up to 8 du/acre.
- Moderate (80-120% MFI) consists of single-family attached sites with densities more than 8 du/acre and less than 20 du/acre.
- Low (50-80% MFI) consists of multi-family zoned sites with densities more than 20 du/acre.
- Very Low (0-50% MFI) consists of most other sites with realistic densities greater than 30 du/acre or mixed use projects that would not otherwise have any residential uses.

1. Site Inventory for Lower Income Affordable Units (Low, Very Low, and Extremely Income Levels):

The Lower Income households include Low, Very Low, and Extremely Low levels.

Based on the Santa Barbara County Income Limits, previously cited, the Low Income level is set between 50% and 80% of the median income (i.e., between \$39,800 and \$63,700, for a family of four) to occupy this housing.

Generally, the Low Income housing type is high density multi-family apartments (MFA) or approved projects with long-term affordability commitments associated with density bonuses or State and Federal affordable housing/financing programs. These sites have met the requisite density greater than 20 units per acre and/or are under long-term commitments to provide affordable housing, but are not currently permitted for construction.

The Very Low Income level is set at less than 50% of the median income (i.e., less than \$39,800, for a family of four) to occupy this housing. A subset of the Very Low Income group is the Extremely Low income level is set at less than 30% of the median income (i.e., less than \$23,900, for a family of four).

This update assumes that roughly “half” the 985 Very Low total are Extremely Low units (493 Very Low and 492 Extremely Low).

Generally, the Very Low Income housing type is on sites or in projects that realistically exceed 22 dwelling units per acre. Exceeding 22 du/acre may be achieved in the following ways:

- Density bonus projects in the R-3 zoning district may achieve up to 29.7 du/acre for standard Multi-family apartment projects or up to 36 du/acre for senior housing projects.

- Senior housing projects, at up to 30 du/acre for standard senior housing or 36 du/acre with a density bonus, may be permitted in commercial zoning districts on a case-by-case approval basis.
- In the Town Center District, Bungalow District, or Railroad-Loft District of the Downtown Specific Plan, residential densities are not specifically limited.
- Both Efficiency Unit Projects and Mixed Use Projects do not apply residential density limitations.

This Housing Element assumes that Mixed Use sites with multiple base zoning districts and Efficiency Unit Project sites that are within the original four-square mile area of the City are capable of the highest densities (i.e., greater than 30 units per acre without financial subsidy or density bonus).

The City's expectation for future development of high density projects is based on recent past approval of similar projects, including the following:

- PROJECT NAME: Hancock Terrace Apartments
SITE ADDRESS: 518 - 630 East Boone Street
PERMITS: DSPDR-2012-0001, E-2012-0040
APN(s): 125-150 - 004; 125-200-039, -040 and -041
ACRES: 9.53
BUILT OUT DENSITY: 27.5 du/acre
- PROJECT NAME: Casa Del Sol
SITE ADDRESS: 502-508 South Oakley Avenue
PERMITS: U-2000-35; B03-1232, B03-1233, B03-1234
APN(s): 123-102-041 and -042
ACRES: 1.63
BUILT OUT DENSITY: 27 du/acre
- PROJECT NAME: Williams Apartments
SITE ADDRESS: 121 East Bunny Street
PERMITS: U-2001-13; B03-0126, B03-0178
APN(s): 121-051-004
ACRES: 0.55
BUILT OUT DENSITY: 21.8 du/acre
- PROJECT NAME: Villanueva Apartments
SITE ADDRESS: 414 S. Depot Street
PERMITS: U-2002-024; B03-01761, B03-1703
APN(s): 123-075-004
ACRES: 0.41
BUILT OUT DENSITY: 19.5 du/acre

- PROJECT NAME: Ted Zenich Gardens
- SITE ADDRESS: 1034 East Chapel Street
- PERMITS: PD-2004-017
- APN(s): 121-034-019
- ACRES: 1.16
- BUILT OUT DENSITY: 20.7 du/acre

The housing sites identified for lower income households were selected for their high level of suitability for high density residential development. Except for the Efficiency Unit conversion sites, the criteria used to select these suitable sites include that the site is: vacant; over one acre in size; lacking environmental or infrastructure constraints that would prevent development or limit the site's unit capacity; and capable to be developed for affordable housing within the planning period.

- a. Availability of Infrastructure: According to the City Public Works Department, the City can supply water and sewer services to all areas within the City limits, including all of the parcels identified for the lower income households. Infrastructure can easily be extended to these parcels, all of which are adequately planned for service consistent with the 2010 Stormwater Management Plan, 2009 Sewer System Management Plan (recertified 2014) and the 2011 Urban Water Management Plan. According to these plans, the City's water and sewer treatment plants, together with anticipated expansions, have enough existing capacity to accommodate the City's regional housing needs allocation.

Sufficient infrastructure and other services are in place to serve the lower income sites identified in Available Land Inventory Summary. Private developers currently finance infrastructure necessary to serve their proposed projects. The City has previously examined other options for financing infrastructure extensions, possibly through the use of general obligation bonds, but the preferred method is to have developers pay to extend services to their projects.

- b. Environmental Constraints: According to the Resources Management Element of the General Plan there are no environmental constraints such as wetlands, cultural resources, or hazardous waste that would inhibit developers from building on the parcels identified in the land inventory. The City is characterized by flat land. As a result, no major grading would be required on these parcels. The Community Development Department has reviewed all affordable housing sites presented in Chapter IV with regard to the currently adopted flood plain maps prepared by the Federal Emergency Management Agency.

For the remainder of the available sites, the Community Development Department has concluded that none of the lower income housing sites are inappropriate for development due to potential flooding problems.

None of the identified parcels fall under the provisions of the Williamson Act, which would otherwise pose a constraint to development.

Although some seismic faults exist in and near the City, the area has not experienced major seismic activity as a result of these faults. In addition, none of the identified parcels are known to be directly over fault lines. Faults in the general vicinity are the following: Santa Maria Fault, Santa Maria River Fault, and Casmalia Fault (refer to Table SE-1 and Figure SE-2 of the Safety Element of the General Plan).

- c. Affordability of Identified Vacant Lower Income Sites: City of Santa Maria's R-3 zoning designation allows 22 dwelling units per acre. For the Lower Income Sites, this density enables the City to utilize the default density standard established by Government Code Section 65583.2(c)(3)(B) for determining the appropriate City zone for the facilitation of affordable housing. Utilizing a realistic unit capacity the Available Land Inventory Summary document's that these sites have the realistic capacity to provide the City with 1,716 affordable units, which completely addresses the City's Very Low and Low income RHNA allocation.
- d. Realistic Development Capacity: The Available Land Inventory Summary identifies vacant R-3 designated sites, one acre or larger in size, Mixed Use sites, and Efficiency Unit sites. On the larger R-3 designated sites the development standards applicable to the R-3 zone will not adversely affect the potential to reach the density capacity identified in the inventory. Likewise, the readily available infrastructure and the lack of environmental constraints on these vacant sites will allow projects to achieve at or near maximum density.

In summary, the Available Land Inventory Summary and analysis of the R-3 designated sites demonstrates that the City has sufficient land to provide at least 1,716 affordable units, which completely addresses the City's allocation of 1,641 units designated for Very Low Income households and Low Income households.

- 2. **Site Inventory for Affordable Units (Moderate Income Levels):** The City has identified approximately 205 acres of vacant medium and high-density zoned land, at densities up to 20 dwelling units per acre. The Moderate Income sites have a development potential of more than 1,661 new dwelling units. The medium and high-density designated lands within the Mahoney Ranch South Specific Plan and the Blosser Southeast Specific Plan alone can accommodate 600 additional units allocated to Moderate Income level.

In addition to meeting the RHNA goals for Moderate Income units, there are numerous areas throughout the community where R-2 zoned properties are underutilized (i.e. developed with single family homes or other residential structures). Duplexes and two detached homes on one parcel are permitted land uses within the R-2 zone. Clearly, there is sufficient vacant area available for the development of additional units, without the need to remove existing structures. A sample of such sites includes:

- 215 East Newlove Drive - 1.6 acres
- 681 East Newlove Drive - 1.1 acres
- 413 West Dal Porto Lane - 0.93 acres
- 901-905 West Cook Street - 0.56 acres
- 331 South Oakley Ave. – 0.54 acres
- 607 West Fesler Street - 0.52 acres
- 425 West Dal Porto Lane - 0.5 acres

- a. Availability of Infrastructure: As stated earlier, sufficient infrastructure and other services are in place to serve the Lower Income sites. The same conclusion is made for the vacant sites allocated to Moderate Income households. Private developers currently finance infrastructure necessary to serve their proposed projects. The City has previously examined other options for financing infrastructure extensions, possibly through the use of general obligation bonds, but the preferred method is to have developers pay to extend services to their projects.
- b. Environmental Constraints: As stated earlier, according to the Resources Management Element of the General Plan there are no environmental constraints such as wetlands, cultural resources, or hazardous waste that would restrict developers from building on the parcels identified in the Available Land Inventory Summary. Similarly, none of the vacant parcels contains environmental constraints, as these parcels are predominantly adjacent to developed land and can be considered infill.
- c. Affordability of Identified Vacant Moderate Income Sites: Based on the Santa Barbara County Income Limits, the Moderate Income level is set between 80% and 120% of the median income (i.e., between \$63,700 and \$87,950, for a family of four) to occupy this housing. Generally, multi-family apartments or single-family attached unit types typically associated with the low-medium to medium-high densities—more than 8 units per acre and less than 20 units per acre.

- d. Realistic Development Capacity: The lack of environmental constraints and full availability of infrastructure to all of the sites designated for Moderate Income households ensures that new construction for this income level can be achieved during the planning period for this Housing Element.

In summary, the Available Land Inventory Summary and analysis of the Moderate Income sites demonstrates that the City has sufficient land to provide more than the 730 units designated for Moderate Income households, as directed in the adopted RHNA.

3. Site Inventory for Affordable Units (Above Moderate Income Levels):

Since available land has been identified for Low Income and Moderate Income households, the remaining income category to address is for Above Moderate Income households. The Regional Housing Needs Assessment projected a need for 1,731 dwelling units to be constructed for Above Moderate Income households. The City expects this need to be accommodated through new construction of market rate, single-family housing. Four key projects, with a combined total development capacity of 1,932 single family homes which readily address this need are: Area 9 Specific Plan with 275 of the 550 approved vertical mixed-use residential units expected at an Above Moderate Income level; Heritage at Westgate Ranch with 296 single-family homes; Mahoney Ranch South Specific Plan, with 787 single-family homes; and Blosser Southeast Specific Plan, with 574 single-family homes. In each case, their respective Specific Plan or project entitlement has been approved, with full CEQA clearance and the projects are anticipating submitting development plans and subdivisions, subject to favorable market conditions.

- a. Availability of Infrastructure: The above projects can be served through extensions of existing public facilities. Private developers currently finance infrastructure necessary to serve their proposed projects. The City has previously examined other options for financing infrastructure extensions, possibly through the use of general obligation bonds, but the preferred method is to have developers pay to extend services to their projects.
- b. Environmental Constraints: The majority of Above Moderate Income units are located within areas addressed by adopted Specific Plans. The Area 9 Specific Plan was adopted on April 3, 2012; the Mahoney Ranch South Specific Plan was adopted on October 7, 2008; the Blosser Southeast Specific Plan was adopted on July 14, 1994; Heritage at Westgate Ranch Planned Development Permit was approved On October 20, 2010. An Environmental Impact Report was prepared for these projects, such that no further CEQA review will be required for subsequent residential development plans, as long as such development is consistent with the Specific Plan (reference Government Code Section 65457).

- c. Affordability of Identified Vacant Above Moderate Sites: The City expects Above Moderate Income housing to be provided through new construction of single-family market rate housing. Timing of construction and sales prices of homes are completely dependent on market conditions. According to the 2014 State of California Housing Income Limits for Santa Barbara County, the median income for a family of four is \$73,300; therefore, the Above Moderate income level is set at (greater than) 120% of the median income, which would be \$87,950 and above to occupy this housing.
- d. Realistic Development Capacity: The full mitigation of environmental constraints and planned availability of infrastructure to both identified and approved projects designated for Above Moderate Income levels, ensures that new construction for this income level can be achieved during the planning period for the City's Housing Element.

In summary, through analysis of the approved specific plans and projects (2,508 single-family homes), the City has demonstrated the availability of sufficient vacant land to allow construction of more than the 1,731 units designated for Above Moderate Income households, as directed in the adopted RHNA.

4. Site Inventory – Additional Opportunities for Affordable Housing: The affordable housing unit targets, specified in the adopted (2013) RHNA, have been met through the analysis presented above. Further, three additional opportunities to provide affordable housing deserve mention: The City's Mixed Use Projects ordinance, the Efficiency Unit Ordinance, and the Downtown Specific Plan.

- a. Mixed-Use Projects Ordinance: The City adopted a Mixed-Use Projects ordinance on March 21, 2006. (Santa Maria Municipal Code Chapter 12-49). The ordinance significantly expands the City's potential housing opportunities in two major ways. First, the ordinance allows approval of housing projects in connection with a primary non-residential use on land in Commercial-Professional Office, Community Commercial, Light Manufacturing and Commercial Manufacturing zones where the City's Municipal Code had previously prohibited residential uses. In addition, the ordinance provides increasing levels of flexibility to the Zoning Administrator, Planning Commission and City Council to allow reduced development standards to well-designed projects. Santa Maria developers have eagerly embraced the new opportunities to mix residential uses with others, and several mixed-use projects have been approved and constructed to date.

Second, the ordinance provides the opportunity to add residential uses to sites already developed with other uses. The City has already received and approved applications for several small-scale mixed re-use projects. One project proposes to add a residential unit above a convenience market at a gasoline/service station facility; another proposes to add a caretaker unit next to a sheet-metal shop.

Several projects have been approved since the adoption of the Mixed-Use Projects Ordinance. One example is the McClelland-Inger Project approved in 2007. The now completed project is located at the northwest corner of South McClelland Street and Inger Drive in a PD/R-3 (Planned Development/High Density Residential) district. The project includes 47 condominium units and nearly 9,000 square feet of commercial space. As of July 2014, 339 Mixed Use residential units have been approved; of those, 63 have been constructed.

- b. Downtown Specific Plan: The City adopted the Downtown Specific Plan on November 4, 2008. Throughout a large area within the City's core, this Plan provides for residential uses above commercial uses in multi-storied buildings. Since all City services are currently in place for these properties and since development constraints (especially parking standards) are removed or mitigated in these areas, the potential exists for development during the planning period. Many of the housing units contemplated could be constructed at densities of 20 dwelling units per acre or more, thereby qualifying them to be counted toward meeting the City's fair share of housing for persons with low and very-low incomes.

The Final Environmental Impact Report certified for the Downtown Specific Plan addresses the potential impacts of new residential development capacity that could accommodate up to 2,500 downtown units.

In summary, while the Housing Element anticipates that each of the City's residential zoning designations will play a part in satisfying the Regional Housing Needs allocation, the City will continue to rely on the Mixed Use Ordinance and the Downtown Specific Plan to provide additional affordable housing units, particularly in the Low, Moderate and Above Moderate Income level categories.

- c. Efficiency Unit Projects: Efficiency Unit Projects are allowed in the C-1 and C-2 commercial zoning districts, districts which make up most of the City's major transit corridors. A maximum development potential assessment of a 0.87 acre redevelopment site was conducted by the Planning Division and it was theoretically possible to achieve 100 dwelling units per acre. Staff concluded that the more realistic maximum density would be 80% (i.e., 80 dwelling units per acre) and further, that the likely densities proposed would be between 50% and

80% of the realistic density (i.e., between 40 and 65 dwelling units per acre). These regulations offer a feasible option for conversion of old motels along the Broadway corridor.

C. Zoning for a Variety of Housing Types:

Government Code Section 65583 requires that "...the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters." The following narrative describes the zoning districts that permit those various housing types.

- **Multi-family Rental Housing:** Duplexes, two detached dwelling units are permitted uses in the R-2 Medium-Density Residential District. Dwelling Groups, Triplexes and fourplexes are permitted subject to the approval of a Conditional Use Permit.

Dwelling Groups, Duplexes, and Triplexes are permitted in the R-3 High-Density Residential District. Boardinghouses, Student Housing, and residential developments with four or more units are subject to use permit approval.

- **Mobile Homes and Factory Built Housing:** Mobile Homes and Factory Built Housing are treated the same as single family homes by the land use provisions of the Zoning Code, except that the City also has the Residential Mobile Home Park (RMH) District which is exclusively for mobile homes. The RMH district permits a maximum of 10 dwelling units per acre. Mobile Homes and Factory Built Homes are permitted in the following Zoning Districts:

TABLE IV-2
Zoning Districts Which Allow Mobile Homes and Factory Built Housing

Zoning District	Allowed?
R-3 High-Density Residential	By Right
R-2 Medium-Density Residential District	By Right
RSL-1 Single-Family Small Lot Residential District	By Right
R-1 Single-Family Residential District	By Right
RA Residential Agricultural District	By Right
OS - Open Space District	Conditional Use Permit

The 1,548 mobile home units within the City's mobile home parks provide a fairly significant part (5.4%) of the City's housing stock. Mobile homes can provide a more affordable housing option to traditional (Above Moderate) single-family detached living.

In 1993, the City adopted a mobile home park closure conversion ordinance (SMMC Chapter 12-9A.) that provides residents with ample payment and relocation assistance if a park is closed. This conversion ordinance also addresses change of ownership of mobile home parks and requires filing a Conversion Impact Report with any application for conversion to resident ownership of a park.

In 1999, the Santa Maria City Council expressed their support for a voluntary model lease program, which could assist in obtaining favorable leases for mobile home parks within the City.

- **Housing for Agricultural Employees (Farmworkers):** The City of Santa Maria does not restrict the development of housing for farmworkers to any particular residential zoning district. As evidenced by the Los Adobes de Maria I and II projects, farmworker housing projects are permitted as multi-family or single-family.
- **Efficiency Unit Projects Ordinance:** As noted in Subsection IV-B.c, the City adopted the Efficiency Unit Projects Ordinance. The Ordinance will facilitate both the new construction of efficiency dwelling unit projects and the structural conversion of transient occupancy uses into single-room occupancy projects, which adds another type of potential housing.
- **Emergency Shelters:** California Government Code Section 65582(d) defines Emergency Shelter as follows:

Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

Government Code Section 65583(a)(4) requires cities with an unmet need for emergency shelters to identify a zone in which shelters may be located as a matter of right. The zone must also identify objective standards for the use which facilitate emergency centers, whether as original development or converted uses.

The Emergency Shelter code permits by right an emergency shelter project in the CPO (Commercial Office and Professional Office) and PF (Public Facilities) zoning districts. The code also allows Emergency Shelter Projects within the C-1 (Central Business) and C-2 (General Commercial) zones of the City subject to the approval of a Conditional Use Permit. Chapter 12-53 includes definitions, development standards, and procedures relating to the approval of emergency shelter projects.

- **Transitional/Supportive Housing:** California Government Code Section 65582(g) defines Transitional Housing as follows:

(h) Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

The California Government Code Section 65582(f) defines Supportive Housing as follows:

(1) Supportive housing means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The same State law requirements concerning Emergency Shelters also addressed Transitional and Supportive housing. Government Code Section 65583(a)(5) requires that:

Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Since the adoption of the 2010 Housing Element, the City of Santa Maria has amended the Municipal Code Title 12 zoning ordinance definitions to include Supportive Housing and Transitional Housing, and establish these housing types as a residential use, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

- **Conclusion:**

The City of Santa Maria Zoning Districts provide for a variety of housing types, including emergency shelters, transitional and supportive housing, rental housing, efficiency unit projects, factory-built housing, and mobilehomes.

D. ADEQUATE SITES ALTERNATIVE

The Adequate Sites Alternative (Government Code 65583.1) allows jurisdictions to satisfy up to 25% of their affordable unit need through the rehabilitation, conversion, and/or preservation of existing units. As demonstrated by the Adequate Sites discussion presented in Section IV-B above, the City has satisfied its Regional Housing Needs Allocation. While it is not necessary for the City to provide the Adequate Sites Alternative analysis, the City is committed to the facilitation of affordable residential units through various housing programs and removing constraints as described in Chapter V – Constraints on Housing and Chapter VI – Housing Programs.

E. SUMMARY/CONCLUSIONS

In accordance with State law, the City of Santa Maria has demonstrated sufficient capacity for new construction of dwelling units to meet the City's assigned Regional Housing Needs Allocation (RHNA allocation). In fact, the City has exceeded the RHNA allocation in all four of the income levels.

For the Low Income and Very Low Income RHNA allocation categories, the City has provided capacity for 1,716 units through vacant land zoned R-3, the Downtown Specific Plan, the Mixed Use Ordinance, and the Efficiency Unit Ordinance. Since the City expects this vacant land to develop at a density of 20 dwelling units per acre or greater, State law (Government Code Section 65583.2) allows the City to designate these units as affordable for Low and Very Low Income categories. In effect, the City provides for 75 more lower-income units than the 1,641 units required by the RHNA allocation.

Likewise, the City has identified more than a sufficient amount of land to provide for the assigned Moderate Income RHNA allocation of 730 units. The City plans to address the Moderate Income allocation through implementation of Specific Plans, approved Medium and High Density discretionary projects, and the additional dwelling units that could be developed on the Moderate Income Level sites identified the Available Land Inventory. Collectively, the 1,661 unit capacity of the land identified exceeds the Moderate Income RHNA allocation by 931 units.

Finally, the City has sufficient capacity for new Above Moderate Income units through land designated for market rate single-family housing. The combined development capacity for market rate single-family units of the Mahoney Ranch South Specific Plan and Blosser Southeast Specific Plan (1,361 units) satisfies the majority of the City's assigned Above Moderate Income allocation (1,731 units).

In conclusion, since there is no shortfall of sites or zoning available to encourage a variety of housing types, there is no need to add or revise programs to address this issue. The City of Santa Maria has concluded that the Sites Inventory presented in Section IV of the Housing Element is adequate to meet the RHNA new construction goals assigned to the City.

References Cited in this Chapter:

1. The Regional Housing Needs Allocation Plan, 2014-2022, adopted by the Santa Barbara County Association of Governments on July 18, 2013
2. City of Santa Maria Municipal Code, Chapter 12 - Zoning
3. Major Projects List, July 2014

Appendices to this Chapter:

Appendix IV-1 - Available Land Inventory Summary Table and Map

CHAPTER V — CONSTRAINTS ON HOUSING

This Chapter was structured in accordance with the format delineated in the BUILDING BLOCKS FOR EFFECTIVE HOUSING ELEMENTS document published by the State Department of Housing and Community Development. The topics described below are presented in the order presented in that publication.

According to the State Government Code, the Housing Element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. The analysis should identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis should determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs.

Chapter IV presents that the City of Santa Maria has successfully demonstrated adequate capacity to meet its fair share of affordable housing, as allocated by the Regional Housing Needs Assessment. The City does not anticipate any governmental constraints toward construction of that housing, as these constraints have been adequately addressed through implementation of the previous Housing Element. Nevertheless, the information presented in this Chapter corresponds to the requirements of State Government Code Section 65583. Of particular note is the discussion of non-governmental constraints, about which the City of Santa Maria has no direct influence.

A. LAND-USE CONTROLS

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures”. (emphasis added)

According to the BUILDING BLOCKS publication, the constraint analysis must identify all relevant land-use controls such as zoning, development standards, and any growth controls and analyze impacts on the cost and supply of housing. An adequate evaluation must assess the cumulative impacts of standards, including whether such requirements impede the ability to achieve maximum allowable densities.

The City of Santa Maria has addressed land use constraints, in the manner presented as follows:

1. **Zoning Regulations:** Dwellings with accessory apartments are not allowed in single family residential zones. The City Council adopted Ordinance 83-1066, precluding the development of second units in single family zones, in

1984. Therefore, the City is not subject to the regulations adopted with CGC Section 65852.2 (second-unit law). Due to increased traffic, infrastructure sizing, and land use compatibility issues, it is unlikely that this policy will be changed.

Manufactured housing is allowed in all residential zones. The manufactured home must be placed on a permanent foundation and be compatible with surrounding units. The cost of construction is less than that of a standard stick-built unit.

Significantly reduced single family lot sizes have been allowed throughout the City. RSL-1 zoning allows lots of 4,500 square feet (normal R-1, R-2 and R-3 zoning call for lots of at least 6,000 square feet). Through a subdivision map, the City Council may approve lot sizes smaller than noted in each zone and lot sizes as low as 2,500 square feet have been approved in the R-2 zoning district.

On April 17, 2012, the City adopted the Efficiency Unit Projects Ordinance, adding Chapter 12- 52 to the Santa Maria Municipal Code. The Ordinance will facilitate both the structural conversion of existing transient occupancy uses and the new construction of efficiency dwelling unit projects within the Central Business District (C-1) zone and the General Commercial District (C-2) zone, through the issuance of a planned development (PD) permit.

The City permits the expansion of residential living space to the full extent allowable by standards of the zoning district or applicable specific plan. However, the single-family residential zoning districts permit only one dwelling unit per parcel. Garage conversions to expand living space do not change that restriction.

It has been the City's policy to encourage a moderate amount of architectural interest and detail on all new structures in the City. However, design and development criteria, which add considerably to the cost without being essential to providing basic housing, are considered on a project basis through the planned development (PD) or conditional use permit (CUP) process.

The adopted specific plan areas include the design standards, which seek to recreate traditional neighborhood designs, and include front porches close to the street, recessed garages, decorative street lighting, and landscaped parkways.

2. **Development Standards:** Table V-1 summarizes City zoning standards for residential developments. Note that this table generally indicates the applicable standards. Pertinent zoning code sections should be consulted to identify any exceptions to the regulations outlined in this Housing Element.

It is recognized that certain standards can be relaxed through use of a planned development permit or alternative standards stated in a specific plan, and depending on the needs of the consumer for which the development is targeted. The City's parking standards are commonly accepted, and where covered parking is required, the City does not require garages but accepts carports for this requirement.

Design and development criteria will continue to be considered on a case-by-case basis, and standards will be relaxed when appropriate. Consideration of more flexible standards in mixed-use applications increases the potential for the urban core areas to increase housing density. Reduced prices and rents within each development will provide affordability.

TABLE V-1
Residential Zoning by Development Standards

The following are general building site, zoning and setback requirements for the individual zone districts. These requirements cover the most common situations, but special circumstances may exist and the Planning Division should be consulted.

NOTE: CHAPTER 12 (ZONING) OF THE SANTA MARIA MUNICIPAL CODE (SMMC) IS THE PRIMARY INFORMATION SOURCE AND DIRECT CODE REFERENCES MAY BE NOTE ON THE BACK (SECOND PAGE)

STANDARDS	R-1 ¹ Single Family	RSL-1 ¹ Single Family Small Lot	R-2 ¹ Medium-Density Residential	R-3 ¹ High-Density Residential
GENERAL PLAN MAXIMUM DENSITY ²¹ Project size more than 1 acre Project size less than 1 acre	4 to 8 dwelling units (du) per acre ²	8 dwelling units per acre ^{2,3}	8 to 12 dwelling units per acre ^{2,3} 3,000 sf net land area per du ²⁰	22 dwelling units per acre ^{2,4} 2,000 sf net land area per du
BUILDING LOT SIZE INTERIOR LOT: LOT WIDTH: CORNER LOT: LOT WIDTH:	minimum 6,000 sq. ft. ⁵ 60 ft. minimum 7,000 sq. ft. ⁵ 70 ft.	minimum 4,500 sq. ft. ⁵ 45 ft. minimum 5,000 sq. ft. ⁵ 50 ft.	minimum 6,000 sq. ft., 60 ft. minimum 7,000 sq. ft. 70 ft.	minimum 7,000 sq. ft. 60 ft. minimum 7,000 sq. ft. 70 ft.
FRONT YARD SETBACK ^{6,7} FRONT ENTRY GARAGE ¹⁰ SIDE ENTRY GARAGE	20 ft. 20 ft. ¹⁰ 15 ft.	20 ft. 20 ft. ¹⁰ 15 ft. (minimum lot width of 48 ft)	20 ft. 20 ft. ¹⁰ 15 ft.	20 ft. ⁹ 20 ft. ¹⁰ 15 ft.
SIDE YARD SETBACK ^{6,7,8} INTERIOR LOT: CORNER LOT:	5 ft. one side ¹¹ 10 ft. on other side ¹¹ 5 ft. interior side ¹¹ 15 ft. street side ¹¹	(zero side yard is req'd) 3 to 5 ft. easement 15 ft. on other side 3 to 5 ft. interior side 15 ft. street side	5 ft. one side ¹¹ 10 ft. on other side ¹¹ 5 ft. interior side ¹¹ 15 ft. street side ¹¹	10 ft. ¹¹ 10 ft. ¹¹ 10 ft. interior side ¹¹ 15 ft. street side ¹¹

STANDARDS	R-1 ¹ Single Family	RSL-1 ¹ Single Family Small Lot	R-2 ¹ Medium-Density Residential	R-3 ¹ High-Density Residential
REAR YARD SETBACK ^{6,7,8}	10 ft. for 1 story 20 ft. for 2 story ¹²	10 ft. for 1 story 15 ft. for 2 story	10 ft.; 20 ft. when rear yard adjoins R-1 zone	10 ft.; 20 ft. when rear yard adjoins R-1 zone ¹⁹
HEIGHT	30 ft.	25 ft.	30 ft.	35 ft. ¹⁸
PARKING ¹³	2 spaces, covered, 19'w x 20'd ¹⁴	2 spaces, covered, 19'w x 20'd ¹⁴	Refer to notes 14 and 15.	Refer to notes 14 and 15.
LANDSCAPE	-----	-----	20% of site area ¹⁶	20% of site area ¹⁶
OPEN LANDSCAPE AREA	N/A	N/A	300 sf per dwelling unit ¹⁷	250 sf per dwelling unit ¹⁷
ACCESSORY BUILDINGS	Refer to Chapter 27 of Title 12 of the Santa Maria Municipal Code.			

NOTE: TITLE 12 (ZONING) OF THE SANTA MARIA MUNICIPAL CODE (SMMC) IS THE PRIMARY INFORMATION SOURCE AND IS REFERENCED IN THESE NOTES AS SECTION 12-XX ON THIS PAGE (e.g., SMMC SECTION 12-49)

FOOTNOTES FROM THE RESIDENTIAL ZONING STANDARDS MATRIX:

1. A Planned Development (PD) designation combined with the zone district designation is intended to permit a flexible design approach to the development of a total community environment equal to or better than that resulting from traditional lot by lot development. Approval of the design of the project is subject to Planning Commission review.
2. Refers to gross acre which is the total land area of a parcel or parcels exclusive of existing public right-of-way (streets, sidewalks, alleys, etc.). ; any density bonus provisions applicable under SMMC Section 12-48.
3. Maximum density depending on land use designation (LWDR-4, LDR-5, LMDR-8, or MDR-12).
4. Senior citizen housing may be allowed at a maximum density of 30 dwelling units per acre subject to a conditional use permit and the development standards specified in SMMC Section 12-8.18.
5. In the case where a number follows the zoning designation, that number specifies the minimum lot size (e.g., R-1 6,000 specifies a 6,000 sq. ft. minimum lot size).
6. Yard setbacks are measured from the property lines.
7. Architectural projections are encouraged and may be allowed, pursuant to SMMC Section 12-26.03, as follows:
 - a. Architectural features on the main building, such as cornices, eaves and canopies, may extend a maximum of 30 inches into any required yard provided that combustible material is located away from the property line as specified in the Uniform Building Code.
 - b. Eaves and canopies may extend to 1/3 of the length of the front yard up to a maximum of 5 feet on the front of the building, or 6 inches for each foot of the side yard or rear yard on the sides or rear of the building provided that combustible material is located away from the property line as specified in the Uniform Building Code.
 - c. A bay window, fireplace, and minor projection of floor area, each not exceeding 8 feet in width, may extend a maximum of 30 inches into any required yard provided that combustible material is located away from the property line as specified in the Uniform Building Code.
8. Patio covers and trellises:
 - a. Patio covers open on 3 sides, and trellises shall have a minimum setback of 5 feet from the side property line in residential developments with zero side yards, provided the structure is not higher than 10 feet or longer than 20 feet.
 - b. Patio covers and trellises shall have a minimum setback of 5 feet from the rear property line in the R-1 and RSL-1 districts, provided the structure is not more than 20 feet wide.

- c. Open trellises and arbors, not exceeding eight feet (8') in height and two hundred (200) sq. ft., may be located in the rear yard setback, adjacent to one side and/or rear property line(s) provided the setback for the trellis and/or arbor, including supports, is not less than three feet (3') to the property line.
9. In an R-3 zoning district, developments that encompass entire blocks or two or more sides of a block require a minimum 20-foot setback on the sides fronting the street.
10. Front entry garages with roll-up (sectional) doors may be set back a minimum of 18 feet from front property line.
11. Refer to SMMC Section 12-31-12 for lots less than 55 feet in width.
12. The required rear yard setback may be reduced when either of the following conditions exists:
 - a. The rear yard setback for a two-story structure may be reduced to 15 feet provided the projecting portion of the structure does not exceed 20 feet in width.
 - b. Rear yard setbacks may be reduced to 10 feet when the rear yard adjoins a flood control facility or property in the OS zoning district.
13.
 - a. Each parking space shall maintain a minimum net clear interior dimension of 9 ½ feet wide by 20 feet deep.
 - b. Single car garages and carports with side walls between spaces shall be 11 feet wide by 20 feet deep. These spaces shall be free and clear of any appliances or other structure.
 - c. If a building, a block wall or other obstruction is adjacent to the side of a parking space, the space shall be a minimum of 10 feet in width.
 - d. Clothes washers, dryers, furnaces, water heaters, and other appliances are not permitted to encroach into the net 19 by 20 dimension.
14.
 - a. Single-family dwelling: 2 parking spaces within a garage or carport net clear interior dimensions of 19 feet wide by 20 feet deep.
 - b. Two-family or multi-family dwellings: 2 parking spaces per unit. A minimum of 1 covered parking space per unit as noted in 13, above.
 - c. Clothes washers, dryers, furnaces, water heaters, and other appliances are not permitted to encroach into the net 19 by 20 dimension.
15. Condominium and planned unit developments require 2 covered parking spaces per dwelling unit, plus 1 guest parking space for each 2 dwelling units. The guest parking spaces shall be distributed throughout the development at locations approved by the Community Development Department.
16. The 20% site landscaping requirement includes required yards.
17. The landscaped open area does not include required yards.
18. The Planning Commission may approve buildings up to the 35-foot maximum height in the R-3 zoning district. The maximum allowable building height may be increased from 35 feet to a maximum of 55 feet subject to approval of a Conditional Use Permit or Planned Development Permit by the Planning Commission and City Council when (a) the project is a mixed-use development and (b) the Planning Commission and City Council make required findings (SMMC Sections 12-8.09(b)(i-iv)).
19.
 - a. In the R-3 zoning district, setback guidelines for buildings exceeding 35 feet: front, side and rear building setbacks may increase a minimum of five (5) feet to property line for each incremental increase in height of ten (10) feet, at each floor, above 35 feet in height, beyond what is required under Section 12-8.10.a, b and c.
 - b. A reduction in required setback for mixed use projects may be permitted pursuant to Section 12-49.09(c).
20. In the R-2 zoning district, any lot of 6,000 square feet or less of net land area may have two dwelling units provided all setback, open space, landscaping, and parking requirements of the R-2 zone can be met. (SMMC Section 12-7.08(d))
21. Density is exclusive of additional density allowed through a development agreement for the provision of affordable housing, as provided under SMMC Section 12-48.

3. **Growth Management:** Growth management policies may indirectly increase housing prices in the short term and inhibit new employers from moving into the area. Development of fewer housing units results from increasing costs and limiting housing supplies.

The City of Santa Maria does not impose any ordinances or policies which serve to limit residential growth, such as prohibitions against multi-family housing, urban growth boundaries, moratoria or any process to limit the number of units approved or built. In 1996, the City adopted a growth management policy (Policy 13 of the Resources Management Element of the General Plan) to provide sufficient resources and infrastructure to support existing population and planned growth. Over time, Policy 13 has served to accommodate and support residential growth, in accordance with the City's General Plan.

B. FEES AND EXACTIONS

Government Code Section 65583(a) requires "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels including fees and other exactions required of developers and local processing and permit procedures". (emphasis added)

According to the BUILDING BLOCKS publication, the Housing Element must identify permit processing and planning fees and development and impact fees and exactions for impacts on the cost, feasibility, and affordability of housing. The analysis should include an estimate of the average fees for typical multi-family and single-family developments.

The City of Santa Maria has addressed this constraint, in the manner presented below. Housing development is typically subject to two types of fees or exactions: infrastructure financing/growth mitigation fees; and permit processing fees.

1. **Infrastructure Financing/Growth Mitigation Fees:** Since voter-approval of Proposition 13 in 1978, the financing of urban infrastructure evolved from using the general obligation bond into a financing system of user fees. This evolution shifted infrastructure financing from the City to the developer. Before passage of Proposition 13, cities could fairly easily pass bond issues to finance infrastructure. Costs were spread throughout the community. Because of voter sentiments against taxation and the public sentiment that growth and development should pay for the necessary infrastructure and improvements, bond issues require two-thirds majority voter approval and are not given much of a chance for passage. The present system requires development to pay user fees for financing urban infrastructure. It requires the developer to install and dedicate infrastructure, or pay in fees in lieu of dedication, to the City for the privilege (the courts have ruled that development is a privilege and not a right) to build a project. Most of these costs transfer to the end users of the project. If it is a housing project, the costs can translate into several thousand dollars per unit.

The City's existing growth mitigation fees include buildings, city hall, park acquisition, park development, residential development tax, police, fire, library, traffic mitigation, state water, water, wastewater connection, wastewater impact fees. Table V-2 summarizes this information. Growth mitigation fees represent an alternative for financing the capital improvements needed to accommodate growth.

The City of Santa Maria collects fees from developers to help pay for capital improvements and facilities needed due to growth. Development pays only for its share of the facilities needed due to growth. Affordable housing projects receive a traffic fee reduction and may request reductions for senior housing projects or fee payment deferrals over a 5-year period.

In addition to City-imposed development fees, the local school districts collect school impact fees for new construction projects in the City. School fees are established by S.B. 50 and are adopted by the local school districts. The Santa Maria Bonita School District and Santa Maria Joint Union High School District adopted Level II fees; the Orcutt Union School District collects Level I fees. Even if increased enrollment requires a physical change in the environment, such as school construction, state law does not allow cities to mitigate the impact through the CEQA process. Government Code Section 65996 (fees set by school districts are the exclusive methods of mitigating impacts on school facilities).

2. **Permit Processing Fees:** The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add certain costs on housing. For example, recent calculations from the Community Development Department have indicated that, for a typical 45-unit multi-family project, development fees are approximately 17.4% of the total estimated sales price of that project. Similarly, for a 25-lot single family subdivision, development fees comprise approximately 12.4% of total aggregated sales prices for the subdivision. Obviously, these amounts and percentages are subject to change as housing product sizes, sales prices and construction costs rise and fall in various business cycles experienced by the State and local economies.

Table V-3 provides a summary of all typical development processing fees currently imposed by the City on residential projects. Table V-3(a) indicates the minimal effect of overall development fees on housing by presenting the fees as a percentage of median sales prices. For propose of the analysis, the estimated per-unit fee for the typical residential development includes impact fees, plan check, permit and inspection fees, and the following typical development processing fees: Planned Unit Development, map fees, and environmental assessment/negative declaration fee. To provide a perspective of the cumulative impacts of fees on the cost and supply of

housing, Table V-3(b) compares Santa Maria Planning Division fees with the planning agency fees of neighboring jurisdictions in Santa Barbara and San Luis Obispo Counties. The fees to develop in Santa Maria are considerably less than other jurisdictions.

TABLE V-2
Growth Mitigation Fees (7/01/14)

	PER SQUARE FOOT PER DWELLING UNIT		
	SFR¹	MFR²	SR/A³
City Hall	\$0.094	\$0.094	\$0.094
Consolidated Corporation Yard	\$0.070	\$0.070	\$0.070
Traffic	\$4.365	\$4.511	\$1.263
Recreation And Parks ⁴	\$3.336	\$5.379	\$5.379
Police	\$0.368	\$0.368	\$0.368
Fire	\$0.411	\$0.411	\$0.411
Library	\$0.412	\$0.412	\$0.412
Subtotal of Fees (Charged per Square Foot):	\$9.056	\$11.245	\$7.997
Subtotal of Fees (Charged per Equivalent Unit):	\$18,112	\$12,370	\$8,797
Per Square Foot Equivalents (footnotes 1, 2, 3, and 5) of the <u>Flat Rate</u> fee Items			
	SFR¹	MFR²	SR/A³
Water:	\$1,533	\$1,533	\$1,533
Equivalent (water meter charges per square	\$0.77	\$1.39	\$1.39
Wastewater:	\$3,791	\$3,418	\$1,260
Equivalent (wastewater charges per square	\$1.90	\$3.11	\$1.15
Subtotal of Fees Charged at a Flat Rate:	\$5,324	\$4,951	\$2,793
Equivalent (flat rate charges per square foot)	\$2.66	\$4.50	\$2.54
TOTAL FEES (converted to dwelling units)	\$23,436	\$17,424	\$11,693
TOTAL FEES (converted to square feet)	\$11.72	\$15.84	\$10.63

¹ Fees for a single-family residential project are based on 2,000 sf of habitable space per dwelling unit.

^{2,3} Fees for a multiple family residential project and a senior/affordable residential project are based on 1,100 sf of habitable space per unit.

⁴ Payment of the Recreation and Parks Mitigation Fee would provide credit for Recreation and Parks charges for Subdivision In-Lieu Fee (entire fee) and the Residential Development Tax (any amount above \$185.00).

⁵ Water mitigation fee for senior projects are included with the building/project meter; for affordable projects the fee is based on meter size. For purposes of this exercise, \$1,533 per unit was used but the actual fee would be less.

TABLE V-3
Development Processing Fees_(7/01/14)

FEE CATEGORY	FEE
Planning and Application Fees	Single-Family and Multi-family
USE PERMITS	
PC - Minor <10,000 SF	\$3,680
PC - Major >10,000 SF	\$4,345
Zoning Admin	\$2,416
Temp - PC	\$2,324
Temp - ZA	\$1,645
Temp - Outdoor Sales	\$97
VARIANCE	\$3,146
PD PERMITS	
Minor <10,000 SF	\$4,165
Major >10,000 SF	\$5,803
Dev. Plan-M.H. Park	\$5,754
ANNEXATION	
Minor	\$4,335
Major	\$9,458
GPZ COMBINATIONS	
Minor (by deposit)	\$7,163
Major (by deposit)	\$12,383
GP AMENDMENT	
Minor	\$3,730
Major	\$6,827
ZONE CHANGE	
Small	\$3,785
Large	\$6,882
Parcel	\$5,382
Subdivision	\$6,158
Lot Line	\$1,331
TENTATIVE MAPS	
Parcel Map	\$1,639
Subdivision Map	\$2,612
Pre-Application	\$85
Clearance-Minor	\$286
Clearance-Major	\$674
N.D. - Short	\$2,507
N.D. - Long	\$3,568
Supp. EIR (Minimum)	\$7,696
Supp. EIR (Maximum)	\$11,950
Addendum EIR	\$7,696
EIR	\$22,288
Mitigation Monitoring	\$194

TABLE V-3(a)
Fees as a Percent of Median Sales Price
for a Typical Residential Development

Development Costs	SFR¹	MFR²
Total Estimated Fees Per Unit	\$50,018	\$31,258
Median Sales Price ³	\$403,250	\$179,990
Total Fees Per Unit as a Percentage of Median Sales Price	12.4%	17.4%
¹ Fees are based on a 25 Unit single family residential subdivision project with average size 2,500 sf dwelling unit.		
² Fees are based on a 45 Unit multiple family residential project with 1,000 sf of habitable space per unit.		
³ 2006-2008 Average Median Sales Price		

TABLE V-3(b)
Planning Agency Fee Comparisons
March 2010

Type of Approval or Permit	Santa Maria	Santa Barbara	Goleta	Pismo Beach	Buellton	SLO City	SB Co	Lompoc
General Plan Amendment	\$5,214	\$12,410-\$22,202	\$10,000*	\$10,000*	\$6,400*	\$14,737	\$8,000*	\$123 – \$255/hr
Rezone	\$5,214	\$15,505	\$10,000*	\$5,340	\$6,400*	\$6,053	\$8,000*	\$123 – \$255/hr
Specific Plan	\$5,214	\$35,685	\$137/hr	\$125/hr	\$8,700*	\$13,486	\$8,000*	\$123 – \$255/hr
Planned Development	\$4,331	\$6,160-\$21,880	\$5,020	\$5,835	\$4,500*	\$8,068	\$8,000*	\$123 – \$255/hr
Conditional Use Permit	\$2,945	\$4,720-\$9,440	\$3,020*	\$3,785	\$3,900*	\$2,977	\$5,000*	\$123 – \$255/hr
Tentative Tract Map	\$4,351	\$9,460-\$30,000	\$4,020*	\$4,202+\$380/lot	\$4,600*	\$8,204+\$209/lot	\$8,000*	\$123 – \$255/hr
Tentative Parcel Map	\$2,688	\$7,365	\$2,520*	\$4,202	\$3,600*	\$6,328	\$5,000*	\$123 – \$255/hr
Final Parcel Map	\$0	30% original cost	\$1,520	Eng. Dept. only	\$3,600*	\$7,231	\$680-\$1,500*	\$123 – \$255/hr
Final Tract Map	\$0	\$3,000*	\$2,520	Eng. Dept. only	\$3,600*	\$10,868 + \$90/lot	\$3,000*	\$123 – \$255/hr

* Additional hourly fees charged during permit processing upon exhaustion of initial deposit/fee.

C. PROCESSING AND PERMIT PROCEDURES

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures”. (emphasis added)

Processing and permit procedures can pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. The City of Santa Maria has addressed these constraints, in the manner presented below.

1. **Discretionary Processing:** Santa Maria seeks to maintain the expeditious processing of development within the City. During the years 2000 to 2009 the City approved over 4,500 residential units.

While the Zoning Ordinance requires most units to receive some form of discretionary review, the process can sometimes be completed at an administrative level through a Zoning Administrator use permit. A majority of the 4,500 units (78%) required a Tract Map and Planned Development Permit. The City works with the developers throughout the process to inform the applicant of development standards and code provisions that will apply to the project. Appendix V-1 presents a detailed list of each of these projects; processing times are summarized in the following Table:

Permit Type	# of Projects	# of Dwelling Units	Processing Time (days)
Tract with Major PD	25	3,514	57
Tract with Minor CUP	1	6	8
Tract with Minor PD	2	18	24
Major PD	7	677	61
Major CUP	2	196	71
Mixed Use with Minor PD	4	15	124
Minor CUP	21	91	74
Minor PR	2	8	126
	Total: 64	Total: 4,525 Units	Average: 68 Days

Santa Maria is a development-friendly community. The City's Mission Statement in part says, "We are committed to providing excellent service to the public in the most responsive, efficient and effective manner." The projects noted above were processed in an average of 68 days despite the fact that many of the permits required multiple discretionary permits.

2. **Conditional Use Permits:** The Municipal Code requires a conditional use permit approval for four or more units in the R-3 zone district, and for three or more units in the R-2 zone district. The purpose of the Conditional Use Permit process is to ensure that the project is physically compatible, from a site design and urban design perspective, with its surrounding neighborhood, and that adequate infrastructure is provided for the project's residents. To further add certainty to the development process, the conditional use permit (CUP) process also provides builders with advance notice of City Code requirements applicable to all new development.

The City of Santa Maria believes that the CUP requirement for multiple-family projects has little impact on either the time it takes to process an application or the cost to the developer. Large multi-family projects are typically handled as planned development (PD) permits that take about the same amount of time to process as a CUP for a similarly sized project. Multi-family projects draw public concern and, whether or not hearings are required, the city needs to provide time for public comment on such projects. In addition, environmental review is usually required for such projects; this review process dictates the timing of decisions.

CUPs for smaller multi-family projects (12 or fewer units, not in a Planned Development Overlay) may be processed at an administrative level through a Zoning Administrator. The approval process through the Zoning Administrator is much faster than the CUP involving a Planning Commission Public Hearing.

3. **Effective Process:** Developers state that Santa Maria's permit requirements and processing have not significantly affected housing development feasibility. For example, in building the Good Samaritan facility, Good Samaritan Executive Director, Sylvia Barnard reported: *"...the process was efficient and cost effective. The CUP process remained consistent with the original development projection."* Further, Ms. Barnard reported that *"...the City of Santa Maria does compare favorably with the affordable housing development process in other cities in the Central Coast. Good Samaritan has developed an affordable housing project in the City of Lompoc, and the City of Santa Maria compares favorably in regards to that experience."*

One of the most significant affordable housing projects in Santa Maria is the award-winning Ted Zenich Gardens project, developed by the Santa Barbara County Housing Authority. John Polanskey, from the Housing Authority reported certain timelines inherent in the approval of his project, but he has made it clear that the City's process did not hinder its progress. In Mr. Polanskey's words: *"...although the City's permit process compares favorably to other Santa Barbara County jurisdictions, you will recall that we needed numerous PC Workshops, PC Public Hearings and even City Council meetings to overcome some opponents' objections to the development of affordable housing. We eventually were able to overcome our opponents' appeal of the PC approval by the narrowest of margins. Now that our development is complete, occupied, operating and has received National awards, the public officials who voted against approval, and most of our opponents, have publically expressed regret for their opposition."*

The City's project approval process was complimented by the developer of another significant affordable housing project, Los Adobes de Maria. Ken Triguero of Peoples' Self Help Housing *"...found the process to move relatively quickly, and absent of any administratively burdensome and costly bottlenecks in the process. We appreciated the pre-meetings offered by planning and related staff which gave an early accurate read of most important project issues up front, along with good guidance to us as applicants, so that we could better predict how to respond in terms for our submittals."* Mr. Triguero further stated: *"...we have developed over 2300 affordable housing units in 25 jurisdictions within the Central Coast region and find the City of Santa Maria among the most favorable compared to other cities in terms of a cost effective and predictable process."*

Project specific conditions may be applied to multi-family housing projects approved through a discretionary process by the City. These conditions and standards do not impose tangible impediments to the development of the specific multi-family housing projects, and are applied to certain individual projects, based on the unique site characteristics of these projects. Examples of these conditions, presented in the table below, were applied to ensure "livability" for the future residents of those projects.

Project Name/Address	Unique Site Characteristics	Condition(s) Applied
U-2008-036 Lopez Duplex Addition 708 East Church Street	Landscaping: the rear area is currently dirt	Landscaping. In order to comply with the required open space, the area (southern area of property) in the back of the property underneath the balcony/patio cover shall be landscaped.
	Screening Wall: need to screen vehicles from the adjacent uses	Screening Wall. A masonry wall, a minimum of six feet in height, is required between the parking or access area and adjacent residential property for the purpose of screening vehicles from adjacent uses; the wall shall not exceed three feet in height within ten feet of a street or alley right-of-way line. Based on this particular application, a screening wall is required as follows: Along the northern and southern property line. Said wall shall be shown on the site plan of the construction plans submitted to the Community Development Department for plancheck and shall be approved by the Community Development Department. Said wall shall be installed in accordance with the approved plans.
	Wastewater: need to apprise applicant of new State Law requirements	Wastewater. Prior to building permit issuance, the applicant shall obtain a Wastewater Discharge Permit from the City. Contact the Utilities Department at (805) 925-0951, Ext. 7270 for the permit application.
	Solid Waste: The site plan does not address solid waste pick-up location	Solid Waste. The site plan does not address solid waste pick-up location. A site plan shall be submitted by the applicant identifying the trash container location for review and approval by the Public Works Department and the Community Development Department. The review and approval must be completed before a building permit can be issued.

Project Name/Address	Unique Site Characteristics	Condition(s) Applied
U-2007-034 Young (three residential additions) 612 South Thornburg Street	Screening Wall: need to screen vehicles from the adjacent uses	Screening Wall. A masonry wall, a minimum of six feet in height, is required between the parking or access area and adjacent residential property for the purpose of screening vehicles from adjacent uses; the wall shall not exceed three feet in height within ten feet of a street or alley right-of-way line. Based on this particular application, a screening wall is required as follows: Along the northern and southern property line. Said wall shall be shown on the site plan of the construction plans submitted to the Community Development Department for plancheck and shall be approved by the Community Development Department. Said wall shall be installed in accordance with the approved plans.
	Alley improvements: secondary access is needed	Alley improvements as provided for in S.M.M.C. Section 12-2-8.04. Any development shall improve the entire alley abutting the site. In addition, commercial and industrial projects shall improve the alley off-site (within existing easements) for five linear feet for each 100 square feet of new construction. Group dwellings and multi-family residential projects require 25 linear feet of additional paving per additional unit. In the event the property's abutting alley frontage has been completed by a prior development, the alley frontage length will be added to the off-site requirement.
	Wastewater: need to apprise applicant of new State Law requirements	Wastewater. Prior to building permit issuance, the applicant shall obtain a Wastewater Discharge Permit from the City. Contact the Utilities Department at (805) 925-0951, Ext. 7270 for the permit application.
	Solid Waste: The site plan does not address solid waste pick-up location	Solid Waste. The site plan does not address solid waste pick-up location. A site plan shall be submitted by the applicant identifying the trash container location for review and approval by the Public Works Department and the Community Development Department. The review and approval must be completed before a building permit can be issued.

Project Name/Address	Unique Site Characteristics	Condition(s) Applied
U-2007-025 Silver Triplex Addition 414 South Lincoln Street	Screening Wall: need to screen vehicles from the adjacent uses	Screening Wall. A masonry wall, a minimum of six feet in height, is required between the parking or access area and adjacent residential property for the purpose of screening vehicles from adjacent uses; the wall shall not exceed three feet in height within ten feet of a street or alley right-of-way line. Based on this particular application, a screening wall is required as follows: Along the southern property line. Said wall shall be shown on the site plan of the construction plans submitted to the Community Development Department for plancheck and shall be approved by the Community Development Department. Said wall shall be installed in accordance with the approved plans.
	Solid Waste: The site plan does not address solid waste pick-up location	Solid Waste. Inadequate solid waste facilities are shown on the site plan. For a development of this nature a minimum of four 90 gallon containers would be needed to accommodate solid waste and recycle waste generated by the site. The developer shall provide adequate space to accommodate the required number of containers, per City standards
U-2006-049 Macias and Jiminez Duplex 426 E. Cook, Units B & C	Building Plans: need to revise building plans to reflect building code	On the plans, clarify the extent of the open area above the bedrooms into the Rotunda, and if the interior partition walls of the bedrooms/ bathroom extend to the roof of the Rotunda. If the second floor and Rotunda are supported by the existing garage structure, the garage structure shall be analyzed by an engineer to ensure the foundation/wall system is adequate.

Project Name/Address	Unique Site Characteristics	Condition(s) Applied
U-2006-034 Good Samaritan Shelter 412 East Tunnel Street	Affordable Housing: required as a condition of a density bonus	Affordable Housing. This site shall be designated as an affordable housing project (for the minimum term of 30 years) in order to qualify for the design exceptions of the multiple kitchens
	Kitchen Removal: needed to prevent subsequent conversion to apartments	Kitchen Removal. Should the proposed use as a woman's shelter, be changed to another use, all but one kitchen on the site shall be removed.
	Temporary Trailer for Office Use: need to remove, once permanent office is built	Temporary Trailer for Office Use. A temporary trailer may be set-up on the property located at 412 East Tunnel Street for office use to provide on-site services to the shelter's clients during construction of the expansion addition. The temporary trailer shall be removed within 30 days of the final of the building permit for the expansion addition.
U-2006-011 Cuellar Apartments 118 W. Orange Street	Easements: grants public/private access, as needed	Easements. Easements shown on Exhibit F shall be dedicated to the City or to the appropriate private individuals/properties.
	Stairway Railing: building correction noted during review	Stairway Railing. As shown on the Floor Plan, Sheet 1, Exhibit C, the stairway shall have an open railing. The building plans shall clearly show this element.
	Widen the roadway: need to fix on-site deficiencies	The applicant shall widen the roadway by approximately five feet to match up with the curb line of the property immediately to the east. The required improvements will include the installation of curb and gutter, sidewalk, and possibly the relocation of a utility pole.
U-2005-010 Ramirez Apartments 1109 West Church Street	[Architectural] Elevations of Carports: need to ensure carports are compatible with the main structure(s)	Elevations of Carports. Elevations of the carports shall be approved prior to issuance of a building permit.

The City issues planning and building permits to assure that all new development complies with current codes, development standards and the General Plan. The process also includes environmental evaluations in compliance with State law. The City's Community Development Department coordinates the review and decision making on required permits as well as providing information regarding the status of all applications and permits for residential developments. Table V-4 presents a schedule of typical processing times for development projects.

Building permits for the actual construction of new housing units cannot be obtained until the land-use permitting process is completed. Planning permit processing adds time and costs to the project. The average processing time from submittal of a complete application to Planning Commission action on a project ranges from six to ten weeks. This includes the issuance of conditional use permits and planned development permits.

A typical tentative subdivision map can be processed within six months of the original submittal. Incomplete or inadequate responses to City comments may extend the subdivision process with additional meetings.

In accordance with the California Environmental Quality Act (CEQA), the City conducts environmental review. If a project is not exempted, the City prepares an initial study and determines if a negative declaration, (ND) mitigated negative declaration (MND) or environmental impact report (EIR) is required.

The review and comment of other relevant departments is solicited promptly by the Community Development Department, which functions as a central clearinghouse for any development application, thereby shortening the overall processing time for projects.

TABLE V-4
Typical Timelines for Permit Processing

Type of Approval or Permit	Typical Processing Time	Reviewing Body
Building Permit		
Site Plan Review	0-2 weeks	Community Development Department
Plan Check	2 to 4 weeks	Community Development Department
Express Plan Check	2 weeks	Community Development Department
Environmental Review		
Environmental Exemption	0-2 weeks	Community Development Department
Environmental Determination	4 to 8 weeks (Average 6 weeks)	Director of Community Development
Environmental Impact Report	6 (+/-) months	Discretionary – Planning Commission Legislative – City Council
Development Permit		
Zoning Administrator Use Permit	2 weeks	Director of Community Development
Conditional Use Permit; Project Review Use Permit	6 to 10 weeks	Planning Commission
Planned Development Permit	6 to 10 weeks	Planning Commission
Tentative Parcel Map	4 - 6 weeks plus 4 weeks	Subdivision Committee Planning Commission
Tentative Tract Map	4 - 6 weeks plus 4 weeks	Subdivision Committee Planning Commission
General Plan Amendment, and/or Zoning Amendment, and/or Rezone	10 weeks plus 4 weeks	Planning Commission City Council
Specific Plan Amendment	10 weeks plus 4 weeks	Planning Commission City Council
Variance	10 weeks plus 4 weeks	Planning Commission City Council
Final Map	12 weeks	Director of Community Development Director of Public Works

Note: Timeframes indicated above are based on the date an application is deemed complete.

A building permit application may be filed for plan check review prior to completion of the planning review, which also shortens processing time. The City employs plans examiners, and the work load and the completeness of the plans submitted determine the time needed for plan check. For a single-family residence, the first plan check is completed within ten working days of submittal. For larger projects, the first plan check may take two to four weeks. During periods of heavy plan check application volume, the City may contract with outside plan checking consultants for services to speed plan check review response time.

The City has established an available “fast track” building permit process, which if selected can reduce the time involved. The Community Development Department coordinates the review and decision-making on required permits as well as providing information regarding the status of all applications and permits for residential developments.

The City policy is to process permits as quickly as possible. Pre-application meetings and procedural handouts help assure that applications will be complete, thereby reducing processing time. The City continues to accept and process building permit applications prior to completion of Planning Commission approval of a project, but at the risk of the developer if the required plan revisions causing additional time to be spent on the project. The Community Development Department coordinates the review and decision making on required permits as well as providing information regarding the status of all applications and permits for residential developments.

D. CODES AND ENFORCEMENT AND ON/OFF-SITE IMPROVEMENT STANDARDS

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.” (emphasis added)

According to the BUILDING BLOCKS publication, the Housing Element must describe the building code adoption and enforcement process, including identification of any local amendments to the Uniform Building Code (UBC) and how building code enforcement is carried out by the jurisdiction. The Housing Element must also describe and analyze the impact of on- and off-site improvement standards including street widths, curb, gutter, and sidewalk requirements, landscaping, circulation improvement requirements and any generally applicable level of service standards or mitigation thresholds.

The City of Santa Maria has addressed this constraint, in the manner presented below.

- 1. Building Codes and Their Enforcement:** The code compliance function operates in the City Attorney department. Enforcement investigations are being made in largely in response to written complaints received, unless a health and safety concern is identified or a neighborhood is targeted for blight remediation. For the years 2011-2013 reported violations include 347 conversion of dwelling units or garages, 283 substandard housing conditions, 62 living in recreational vehicles, and 144 boardinghouse or overcrowding complaints.

2. Site Improvements:

- a. On-Site Improvements: Typical on-site project improvements include water lines, sanitary sewer lines, other utilities, streets, curbs, gutters, sidewalks, storm water retardation and drainage infrastructure, and perimeter fencing. Public utility lines are engineered to meet the needs of the project. Unless a project is planned to support adjacent vacant land, designs of public utilities do not include excess capacities. Drainage and retardation standards, designed to hold historic flows plus flows from new development, are designed to reduce flooding impacts on other residents of the City.
- b. Off-Site Improvements: Until recently road width requirements were sometimes a barrier to affordability and private roads were the only solution. Unfortunately, private roads require homeowners' associations for upkeep and thus include a hidden cost passed through to the homeowner. Depending on the scale of the project, off-site improvements (or in-lieu fees) may be required. In all cases, the improvements required (or the proportionate share of fees charged), have been determined through a nexus study. Typically, major improvements concern park acquisition and development, regional groundwater recharge facilities, or traffic and circulation impacts, where the project causes a degradation of existing operating conditions elsewhere (i.e. not on the project site) in the system. An example might be the payment of fees for installation of a traffic signal at a nearby street intersection. During project and environmental review, the City evaluates the project related and cumulative impacts to determine the level of improvement(s) necessary to keep the system at acceptable levels of service.

Due to decreasing fees and subventions from the County and State, City revenues decreased substantially over recent years. The City may need to seek ways to reduce long term service and maintenance costs resulting from new development. Such methods may include, but are not limited to: requiring assessment districts and/or improvement districts; and imposing development fees on remodels that result in an increase in habitable space.

- c. Stormwater and Development: Under the direction of the Central Coast Regional Water Quality Control Board, the City of Santa Maria is required to implement Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region 1 for all new and redevelopment projects in the City. These regulations require that most projects must include design measures to retain and infiltrate the storm water collected on the project site. Storm water control measures must meet the Central Coast Regional Water Quality Control Board requirements prior to approval of the project by the City.

The City has created many methods to inform property owners and developers of these requirements, including flyers, informational brochures, and an entire webpage on the topic with links to resources. The City advises applicants that the stormwater improvements and calculations are to be addressed with the first stages of the project design and be included with the initial (discretionary or ministerial) project application so that late and costly project revisions can be avoided.

E. CONSTRAINTS-HOUSING FOR PERSONS WITH DISABILITIES

Government Code Section 65583(a)(5) requires: “an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities”. (emphasis added)

According to the BUILDING BLOCKS publication, the Housing Element must identify governmental constraints to the development, improvement and maintenance of housing for persons with disabilities including identifying local efforts to remove any such constraints and identifying procedures for reasonable accommodations for persons with disabilities in zoning. The City of Santa Maria has addressed this constraint, in the manner presented below.

Persons with disabilities may be more likely to have lower incomes since their disability may affect their ability to work. Thus, persons with physical disabilities require affordable housing as well as housing with special design features and other accommodations, such as wheelchair ramps or grab bars, etc. The Americans with Disabilities Act requires that multi-family developments provide adaptable ground floor units on accessible routes.

Traditional standards of the zoning ordinance also place constraints on housing for people with disabilities. This constraint has been partially addressed during the planning period through implementation of the mixed use ordinance in a project proposed by a local nonprofit housing agency. The proposed project involves the rehabilitation of three properties already owned by TMHA, two single-family homes and one five-unit apartment building. In order to make the properties habitable and energy efficient, basic improvements, such as roofing, window replacement, heating system installation, and major sewer and plumbing repair, are needed. TMHA manages these properties as part of the Santa Maria Supportive Housing Program. The supportive housing program addresses two of the most pervasive problems in mental health services: the overwhelming need for comprehensive care and support, and the almost insurmountable

difficulties that clients encounter when trying to house themselves. The proposed project will provide permanent housing for eleven clients as well as on-site supportive services. The City has allocated CDBG funds to this project.

According to the 2000 census, 8.9% of the City's residents aged 5-20, 21.7% of those aged 21-64 and 44.9% of those above age 65 report some type of disability. As the City's disabled population needs change, there may be more requests for modifications to housing or requests for reasonable accommodations. In order to address these needs, City staff conducted a review of its policies and procedures to identify and address any existing or potential constraints to the development or modification of housing for persons with disabilities in accordance with Senate Bill 520.

Under Senate Bill 520, which became effective January 1, 2002, every jurisdiction during its Housing Element update is required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(5)).

In accordance with Senate Bill 520, City staff conducted a review of zoning and land use, development procedures, policies, and practices, and building codes in order to identify any potential constraints to the provision of housing accessible to persons with disabilities. The results of this analysis are summarized below in the three general categories of potential constraints: zoning and land use, permits and processing procedures, and building codes.

1. **Zoning and Land Use:** The Zoning Ordinance explicitly identifies residential care facilities for six or fewer as a permitted use.

The City's Zoning Ordinance does allow reduced off-street parking space requirements for seniors. The Ordinance also contains a provision allowing unspecified uses to receive a parking requirement reduction as determined by the Zoning Administrator. This section could be used to provide a reduced parking standard for housing for persons with disabilities. These provisions may help reduce the costs for affordable housing developments for these groups. A program has been added to the City's Housing Program in order to address this issue.

2. **Permits and Processing Procedures:** There are no discretionary permit requirements for residential care facilities serving six or fewer persons. Furthermore, there are no special designs or permitting standards that have been established for residential care facilities. The City has no occupancy standards pertaining to unrelated adults.

Requests to retrofit homes for disabled accessibility or for reasonable accommodation are handled as any other building permit or variance application. Therefore, the City has sought to reduce or eliminate constraints to housing for disabled persons in regards to its permitting procedures.

3. **Building Codes:** As noted above, the City has adopted the Uniform Building Code and the most recent California Amendments to it. This Code contains Chapter 11, which incorporates provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multi-family construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The City has added no amendments to the Building Code that would place constraints on accommodation of persons with disabilities.

Based on a review of City development procedures and policies, the following constraints were identified: parking requirements, restrictions on second units and a lack of clear procedures for reasonable accommodation requests.

4. **Summary:** In order to address these issues, the City has included Program 10 in Chapter VI. Implementation of this program by the City is expected to successfully address and remove existing and potential constraints to housing for persons with disabilities. Program 10 includes:
 - Allowing reduced parking standards for senior and/or housing for persons with disabilities;
 - Facilitating permitted remodels of single-family residences and permitted garage conversions;
 - Regularly reviewing City policies and procedures to ensure that there are no constraints to housing for persons with disabilities; and
 - Responding to requests for reasonable accommodation through the procedures adopted in December, 2007.

F. NON-GOVERNMENTAL CONSTRAINTS

Government Code Section 65583(a)(6) requires “An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.” (emphasis added)

According to the BUILDING BLOCKS publication, non-governmental constraints are primarily market-driven and generally outside direct local government control. Nevertheless, the Housing Element must analyze the impacts of the cost of land, construction costs, and the availability of financing.

1. **Availability of Financing:** Interest rate fluctuations have the greatest effect on the ability of buyers to afford housing and the ability of builders to construct new housing. Because both buyers and builders must finance the purchase/project, housing production is extremely interest-rate sensitive.

Another major constraint on housing development, which local government cannot control, are banking industry regulations and institutional reluctance to fund mixed-use or large phases of residential developments. Effectively, this restricts housing supplies and keeps the housing market prices high. The monetary value of land is what someone else will pay for title and use of that property. The “highest and best use” of the land may or may not reflect the designated land use allowed on the land.

- a. Construction Financing: Currently, local banks provide construction loans in the range of the “Prime Rate” plus 2.5 – 4%. The prime rate is the interest rate that larger banking institutions charge to their best customers. During the years of the 2010 Housing Element, the prime rate has remained at 3.25%.
- b. Homeowner Financing: Currently, short-term, adjustable-rate, mortgages (ARMs) are available in the 4% to 5% range. It should be noted that fixed rate mortgages are the loan of choice. However, when high interest rates or high home prices make monthly housing costs unaffordable, the lower, variable rate mortgages become more attractive for short term financing if the buyer intends to sell in three to five years.

2. **Price of Land:**

Land has more value when it has potential for higher intensity uses. Land is a commodity in the City and the value depends on land use (density, intensity), zoning (building height, setbacks, parking, landscaping), subdivision (number of lots, right-of-way, easements, utilities) and fees (or costs associated with obtaining/providing the development permits) for other urban services.

3. **Cost of Construction:**

The market sets the price of construction materials such as wood, concrete, and steel. Construction costs marginally affect the affordability of housing unless a shift in construction practice reduces costs considerably.

4. Other Non-Governmental Constraints:

Land Use: When more can be produced from the land, land becomes more valuable. The concept of “highest and best use” applies to the greatest production from the land. Whether it is used for scenic preservation, cattle grazing, irrigated agriculture, apartments, or a strawberry packing plant, all land has some value. Land value increases because the use of the land increases. Dramatic land values result from increased levels of service provided by cities. Along with the changes to the City, the areas around the City changed too. The bedroom community of Orcutt developed and prospers by sitting between the City shopping centers and Vandenberg Air Force Base employment center. Areas being considered for annexation to the City are under intense pressure to develop at the “highest and best use” in the City.

Economic Development: Santa Maria developed along the lines of traditional urban theory. Agriculture remains the economic base. As production agriculture developed and grew throughout the Santa Maria Valley, secondary (service) economies developed. Cities also grew to provide urban opportunities, communication, and services. Location advantages, public policy, and land use factors helped make Santa Maria the commercial-retail hub for northern Santa Barbara County and southern San Luis Obispo County. As such, Santa Maria experiences greater residential growth than most of the surrounding communities.

References Cited in this Chapter:

1. 2010 Housing Element
2. Community Development Department Annual Report, 2013
3. City of Santa Maria, City Attorney’s Office, Division of Code Compliance

Appendices to this Chapter:

Appendix V-1 – Processing Time Data

CHAPTER VI—HOUSING PROGRAMS

Following are the Programs adopted for the Housing Element to address affordable housing needs within the Santa Maria community.

A. IDENTIFICATION OF ADEQUATE SITES

1. **Program 1 - Economic Development Program:** Agriculture is a basic industry in the North County. However, a majority of the housing and social service burdens are borne by the City of Santa Maria without benefit of the tax base to support the excess services required by the increased population. By expanding the non-agricultural employment sectors—especially in the job sectors with high employment multipliers—the City can increase the balance between jobs and housing in the City. Improving housing conditions often depends on having strong economic growth and better paying jobs available to local workers. Employment generated by commercial and industrial enterprises increases the ability of workers to afford better housing (meeting building codes, uncrowded, low housing cost burden) without governmental intervention. Santa Maria strongly supports the efforts of the Santa Maria Valley Economic Development Commission with staff and monetary assistance. The City has adopted an Economic Development Element. The Economic Development Element reiterates the needs for jobs-housing balance and economic diversity to expand the job-housing opportunities available to the City residents.
2. **Program 2 - Annexation Program:** The City actively encourages residential development through annexation of land suitable for development. Residential development, constrained as a municipality approaches build-out within its jurisdictional boundaries, requires more land or more intense use of existing land. The type and tenure of housing choice for low and very low-income households become limited as residential development slows. Additionally, as build-out approaches, the economics of supply and demand come into operation. As housing supply diminishes but demand remains strong, housing costs inevitably rise. This situation further constrains housing choice for low-income households.
3. **Program 3 - Mixed Use Development/Adaptive Re-Use:** Via the recently adopted mixed-use ordinance, the City encourages the use of suitable under-utilized and/or abandoned commercial motels to be converted to residential use and allows for mixed-use purposes via zoning incentives and/or state funded housing programs. The City allows housing above ground floor commercial uses in certain land use designations. Expanding

the densities and housing mixtures within the four square mile (4SM) central core area provides greater flexibility in mixing uses that more rigid Euclidean zoning standards typically segregate.

The Mixed Use Ordinance increases the flexibility of the zoning district to support compatible uses from other zoning districts. The ordinance grants the Zoning Administrator, Planning Commission, and City Council increasing levels of power to allow reduced standards for parking, setbacks, landscaping, open space, or increased height. The ordinance is a design based regulation, which understands that the inside of the structure will change over time and allows the adaptation to occur without government controls. Spaces may be mixed and re-mixed to meet the needs of the building markets. The mixed use ordinance is in Title 12 of Chapter 49 of the Municipal Code.

4. **Program 4 - Density Bonuses:** The City provides housing incentives, in the form of greater density than would otherwise be allowed under the current zoning designation, for developers willing to construct affordable housing units. State Law does not require the City to promote the use of Density Bonus provisions. It has been properly adopted and is part of the zoning code (effective January 18, 2007) for housing developers to use as a tool. Density bonus provisions may be applied to overcome specific design issues that require relief from the code standards.

B. DEVELOPMENT OF LOW- AND MODERATE-INCOME HOUSING

1. **Program 5 - Homebuyer Assistance Program:** The Housing Trust Fund of Santa Barbara County operates the First-Time Homebuyer Down Payment Program that provides pre-purchase counseling, deferred payment down payment loans and closing cost grants to assist low-income families within the City of Santa Maria in purchasing an entry-level home. The loans are structured as 30-year deferred payment soft second loans averaging \$37,300 per homebuyer (with a maximum loan of \$42,000). Funding for the loans is provided from a State HCD grant to the Housing Trust Fund. The homebuyers can also receive a grant from the City of Santa Maria using CDBG funds to help cover home purchase closing costs. The combined homebuyer financial assistance helps expand homeownership opportunities for working families. Participants under this program must have a combined household income that falls within the federal and state definition of low income, or up to the maximum of 80% of the area median income, adjusted for household size. In addition, homebuyers seeking assistance under this program must meet the following criteria: 1) Applicant must live or work in Santa Maria; 2) Applicant must qualify as a first-time homebuyer under the State definition; 3) Homebuyer must occupy their home as a principal residence; 4) The size of the eligible home must be sufficient for the household so that there is no overcrowding; and 5)

Borrower must complete a homebuyer education program, secure pre-approval of a first mortgage loan from a participating lender, have their income certified and have satisfactory credit and job/income stability.

2. **Program 6 - Housing Incentives Program:** This program offers a variety of incentives to reduce overall costs and is designed to meet the housing needs of low-income households. The program can be tailored to develop new sites or redevelop deteriorated properties. It is applicable to various types of projects: single family detached, condominiums, cooperatives, and non-profit rental developments. The key incentives to date have been land acquisition, public improvements, on-site improvements and housing construction. The program is funded primarily with Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program funds. Partnerships with non-profit developers with the expertise to access state, federal and private funds have proved successful. These developers can provide assurances regarding affordability for long-term ownership and rental assistance. The Housing Incentives Program could also be used in concert with additional cost reductions and incentives already offered through the density bonus, mixed use and four-square-mile ordinances, including:

- Reducing Site Development Standards
- Reducing Infill Development Fees
- Increasing Site Design Flexibility for Affordable Housing
- Increasing Land Use Flexibility
- Establishing Four Square Mile (4SM) Area Standards

3. **Program 7 - Expansion of Code Compliance Program:** During the previous planning period, the Code Compliance Division worked closely with the Community Development Department in development of the Efficiency Unit Project Ordinance. This ordinance will address many substandard housing issues that the Code Compliance officers observe in the field, and will facilitate safe and healthy housing opportunities for all income levels.

The Code Compliance staff consists of four full-time officers and a part-time Code Compliance Coordinator. A major focus of these officers' efforts is to address reports of substandard living space that has been constructed without permits. Officers work with owners to reconstruct the substandard living space so that it is safe and decent to live in. The result of these efforts is to greatly increase the supply of housing affordable to persons with low incomes. In addition, it provides families with lower incomes the opportunity to live in a single-family residential setting. An example is the legal conversion of an existing garage into a safe and habitable living space. The converted space may not be used as a separate stand-alone unit since no

more than one kitchen facility is permitted in a single family dwelling. In any event, the City does not endorse illegal garage conversions as a method to create additional dwelling units.

The Immigration and Nationality Act (INA) establishes regulations regarding nonimmigrant agricultural workers (H-2A workers). Under these regulations agricultural employers are required to provide housing meeting applicable Federal standards **and** which meet the local standards for rental and/or public accommodations. Where the City regulations are stricter than the Federal Government's, City regulations prevail. An application for H-2A housing may be submitted in the R-3 district, requesting approval of a boarding house use. In the C-2 districts, H-2A workers may occupy a motel room (in an approved and legitimate motel facility) for a maximum of 30 days; City transient occupancy provisions apply.

4. **Program 8 - Prioritization of Services:** As required by Government Code Section 65589.7, the City has adopted a written policy providing for priority of water and sewer services to affordable housing developments.

C. MITIGATION OF GOVERNMENTAL CONSTRAINTS

1. **Program 9 - Permit Processing:** The City processes permits as quickly and efficiently as possible. The Community Development Department coordinates the review and decision-making on required permits and also provides information regarding the status of all applications and permits for residential developments. The permit processing of the City attempts to gather, organize, and distribute the information needed by applicant/developers, staff, Planning Commission, and City Council. City staff coordinates meetings between applicants, staff and professionals to keep project processing running smoothly. Staff offers courtesy inspections and phased approvals to low-income housing projects to shorten the time between initial application and occupancy.
2. **Program 9(a) – Conditional Use Permit Process Monitoring:** Although there is no evidence that City of Santa Maria's CUP requirement for multi-family projects acts as a constraint on housing, the City has added the following Program, as requested by the California Department of Housing and Community Development (HCD):

During the previous planning period, the City instituted a monitoring program of the conditional use permit process. Under this program the City is to prepare a report every two years, evaluating the impacts and potential constraints to multi-family development in the R-3 zone. The report will be referenced in the progress report required pursuant to Government Code Section 65400. The evaluation will consider approvals and denials, number

of applications, length of approval process, and types of conditions imposed including cost and any reductions in the initially proposed number of units. The City will solicit and consider input from developers including non-profit organizations as part of the evaluation process. If the City determines that the process does pose a constraint to the development of housing including housing affordable to lower-income households, the City will evaluate the necessary steps to remove or mitigate the constraint such as replacing the CUP process or other similar action.

The City will also continue to monitor the design review process. The City has developed a brochure listing the objective criteria for all types and densities of residential development, to provide certainty in design requirements during the approval process. The brochure titled *City Policy and Standards - Residential Development* is available at the Community Development Department's counter, and on-line on the City web page.

3. **Program 10 - Accommodations for Farmworkers, Seniors and Persons with Disabilities:** The City will allow reduced parking standards for senior, farmworker and/or housing for persons with disabilities. This can be accomplished by applying Section 12-32.06 of the Santa Maria Municipal Code to develop an appropriate parking standard in individual cases.

The City will facilitate permitted remodels of single-family residences and garage conversions. The City will allow expansion of residential space to the full extent allowable by standards of the zone or applicable specific plan. In January 2007, the City Council updated the density bonus ordinance. The ordinance gives development concessions to individual additional units legally constructed and reserved for seniors or persons with low incomes. City staff will regularly review City policies and procedures to ensure that there are no constraints to housing for persons with disabilities. As part of this review, the City will follow a regular program of sidewalk repair and maintenance including provision of handicap ramps to facilitate movement throughout the City for persons with disabilities regardless of where they live.

On December 18, 2007, the City adopted specific reasonable accommodation procedures to provide exception in zoning and land use for persons with disabilities. The City has responded to several requests under this Ordinance since its adoption.

4. **Program 11 - Facilitation of Projects for Homeless Individuals:** State law defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. Government Code Sections 65583(a)(4) and 65583(a)(5) specify requirements for emergency shelters and transitional and supportive housing.

On May 7, 2012, the City adopted the Emergency Shelter Ordinance, establishing Santa Maria Municipal Code Chapter 12-53, Emergency Shelters, to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness.

The Emergency Shelter code establishes an emergency shelter project as a permitted use in the CPO (Commercial Office and Professional Office) and PF (Public Facilities) zoning districts. The code also allows Emergency Shelter Projects within the C-1 (Central Business) and C-2 (General Commercial) zones of the City subject to the approval of a Conditional Use Permit. Chapter 12-53 includes definitions, development standards, and procedures relating to the approval of emergency shelter projects.

Additionally on May 7, 2012, definitions for Supportive Housing and Transitional Housing were added to Title 12 of the Municipal Code, establishing these housing types as a residential use, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

D. CONSERVE AND IMPROVE EXISTING AFFORDABLE HOUSING STOCK

1. **Program 12 - Neighborhood Conservation Program:** This program, which was developed in 1990, assists the City's neediest neighborhoods through the use of existing improvement programs. Low-income neighborhoods; with a high incidence of criminal activity, serious public improvement deficiencies, significant code violations, and generally deteriorating conditions, receive the efforts of this program. As citizens see the positive results of the program, more people will take a more active role in preserving their neighborhoods and become involved in activities that prevent neighborhood blight and foster community pride. The program is funded primarily with CDBG funds.

Program 12.B – Minor Home Repair Program: This program, which began in 2013, is operated by Community Action Partnership of SLO County, Inc. (CAPSLO, Inc.) as a sub-recipient to the City of Santa Maria. The program targets elderly, disabled and/or low and very low-income households in Santa Maria with the construction and installation of handicapped access improvements (ramps, wheelchair lifts, door widening), removal of architectural barriers, health and safety repairs, such as plumbing, electrical, exterior and interior carpentry (porches, decking, stairs, flooring) and building code violations. The program is funded primarily with CDBG funds.

2. **Program 13 - Code Compliance Program:** Enforcing housing and building codes directly links to ensuring the safe and habitable condition of the housing stock, and thus the continued viability of neighborhoods. Code violations involving immediate health or safety hazards are handled without the need for a complaint. Alleged violations involving public welfare issues are pursued only after a complaint is received. Complaints will normally come directly from citizens, from officials on behalf of citizens, or from staff as a consequence of observations in the normal course of duties (e.g., inspections and permitting). When a violation is found, steps are taken to correct the problems. Code Compliance Division works with the property owners to assure each person living in the residence are afforded proper housing while the substandard conditions are being rectified.

During the previous planning period, the Code Compliance Division started a door-to-door program to inform and educate property owners and citizens about the provisions of the Municipal Code, and how application of Code standards can help citizens improve their residential neighborhoods. Information on other available assistance programs, such as the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance, Inc. is also provided by the officers.

3. **Program 14 - Efficiency Unit Projects:** On April 17, 2012, the City adopted the Efficiency Unit Projects Ordinance, adding Chapter 12- 52 to the Santa Maria Municipal Code. The Ordinance will facilitate both the new construction of efficiency dwelling unit projects and the structural conversion of transient occupancy uses into single-room occupancy projects. Efficiency Unit projects may be established within the Central Business District zone (C-1) and the General Commercial District zone (C-2) through the issuance of a planned development (PD) permit. Each Efficiency Unit Project must provide a minimum 5 units, but there is no set minimum or maximum density per acre.

Chapter 12- 52 includes standards for minimum and maximum unit size, private storage areas, common interior and exterior areas, and requires that efficiency unit projects be consistently maintained in accordance with applicable standards, all with the goal of providing an overall superior living environment for the residents of the project.

The ordinance incorporates multiple provisions to incentivize the development of Efficiency Unit Projects, including the ability to re-use existing hotel sites that may currently be marginally viable, reduced parking requirements compared to other types of residential uses, and enabling dwelling units at no set maximum density, in two commercial districts that otherwise prohibit residential uses.

E. PRESERVE AT-RISK ASSISTED PROJECTS

- 1. Program 15 - Project-Based Tenant Assistance Programs:** Section 236 construction included the Union Plaza, owned and managed by the Teamsters Union, which is a seven-story structure with 122 one-bedroom apartments designed to accommodate low-income elderly persons. This project remains the only assisted housing project at risk.

The Housing Authority of Santa Barbara County acquired the Central Plaza project, and will maintain the affordability of these units also done under the Section 236 Program. The Housing Authority which consists of 112 garden style apartments for low-income families. The project includes a park with play areas. According to the Santa Barbara County Housing Authority, the Section 236 Program has specific targets for the housing needs of Extremely Low Income Households.

- 2. Program 16 – Section 8 Tenant-Based Housing Assistance Payments Program:** Through the Section 8 Housing Assistance Payments Program, the Housing Authority provides rental subsidy payments directly to private property owners on behalf of eligible low-income tenants who cannot afford market rates without a subsidy. Families with certificates must rent approved units at fair market rents, and the subsidy represents the difference between 30% of the monthly income and the approved rent for an adequate housing unit. The program also includes a voucher option, which permits families to rent units beyond the fair market rents; the family must pay any rent difference. This program, funded through HUD, seeks to encourage low-income persons to find housing units throughout the community rather than impacting any one particular area. The Housing Authority continues to apply for new funds to increase Section 8 assistance. During the previous planning period, the Housing Authority received approval for tax credit financing and completed construction of the Rancho Hermosa project. This project provides 47 permanently affordable rental units that include two resident managers, 11 previously homeless families, 11 special needs households, 11 workforce families, and 12 households with a member that has a mental disability. The Housing Authority continually seeks input from residents and encourages their involvement in management activities. More project-based Section 8 housing units are needed, and the Housing Authority will continue to apply to the Department of Housing and Urban Development (HUD) for funds to provide these additional units. According to the Santa Barbara County Housing Authority, the Section 8 Housing Assistance Payments Program has specific targets for the housing needs of Extremely Low Income Households.

Program 16.B – City of Santa Maria Tenant Based Rental Assistance (TBRA) Program: The Tenant Based Rental Assistance (TBRA) Program provides security deposit assistance through a Qualified Referring Agency (QRA) to qualified low-income households. The assistance is provided in

the form of a grant for up to 50% of the required security deposit to low income families to assist with overcoming obstacles to obtaining housing. In order to access the program, participants must apply for assistance through a QRA. The following local non-profit agencies have been approved as QRA's:

- Housing Authority of the County of Santa Barbara
- Peoples' Self Help Housing Corporation, and
- Good Samaritan Shelter, Inc.

Eligible participants are individuals whose income is at 60% or below the area median income by household size as determined by HUD. The program is funded with HOME and CDBG funds.

3. Program 17 - Supportive Housing for Homeless Persons: There are several transitional supportive housing programs provided in Santa Maria.

Domestic Violence Solutions for Santa Barbara County (DVS) owns and manages Mariposa House which provides eight apartments for transitional housing. This housing is available to DVS clients who transition out of the DVS emergency shelter. The transitional housing program provides a longer-term safe and supportive environment for battered women and their children for up to 24 months. The program helps them develop household management and parenting skills, increase their job skills and earning power, find stable employment, save for housing deposits, and gain independent living skills with the ultimate goal of securing permanent housing.

Good Samaritan Shelter, Inc. (GSSI) owns and manages several transitional housing facilities in Santa Maria. GSSI's Transitional Center for Women & Children is a transitional housing program for perinatal women and their children who are enrolled in a substance abuse day treatment program. Clients can live in the facility and participate in the program for up to 18 months. The original facility consisted of an older single-family home converted to a group home housing eight clients. In 2006 six Single Room Occupancy (SRO) units, office and counseling space for on-site supportive services was added to the existing facility. Services offered include food, shelter, clothing, medical and dental screening, drug and alcohol detoxification and treatment, job training, job search assistance, part-time employment, mental health counseling and assistance, social services, after-school tutoring, parenting and budget training, perinatal care and direct assistance to children. This project serves homeless, extremely low income women who are in drug and/or alcohol recovery treatment and their children. The expansion of the facility was allowed through the City's Mixed Use Ordinance.

GSSI also operates the Family Transitional Shelter located on its main campus property. This is a 56-bed facility that has individual rooms and provides transitional housing for homeless families for up to 24 months. Meals and on-site supportive services are provided. A case manager helps families develop a goal-oriented program that allows them to attain skills in money management, parenting and budgeting so that they can become self-sufficient and secure permanent housing. Education is stressed and many of the clients return to school to get their high school diploma and/or enroll in the local community college.

There is no exclusively male transitional housing at this time. The Non-Profit Facilities Program is available to these agencies for capital development activities. There is a need for transitional housing that would house men as well as women and children, and this program could aid in the funding of such a project.

CDBG funds are allocated annually to public service agencies providing emergency shelter and support services to the homeless. Such services consist of counseling, case management, health care, and transportation. The Non-Profit Facilities Program is available to these agencies for capital development activities.

The City expects that the Emergency Shelter Program will specifically assist in the development of housing affordable to Extremely Low Income Households.

F. EQUAL HOUSING OPPORTUNITIES

- 1. Program 18 - Fair Housing Program:** The City supports the local Fair Housing Council with a financial and philosophical commitment. The housing programs sponsored by the City promote housing opportunities for all persons within the community. The Legal Aid Foundation of Santa Barbara County, under contract with the City, conducts fair housing activities. These include the preparation of a fair housing assessment, educational presentations before community groups, testing of fair housing practices for rental housing, development of educational materials, operation of a special telephone call line, and direct legal representation of eligible clients in cases involving housing discrimination in the Santa Maria community. The City complies with the Federal Fair Housing requirements related to program resources, which are available in English and Spanish. The Special Projects Division administers the production and distribution of Fair Housing information throughout the City. Locations of the program distribution are maintained on the City web page. This program is targeted to all income levels but recent experience has shown that Extremely Low Income households particularly benefit from the City's Fair Housing Program.

G. ENERGY CONSERVATION OPPORTUNITIES

- 1. Program 19 - Energy Compliance and Conservation:** Energy conservation plays a vital role in providing decent, affordable housing. The City will solicit information from local utility providers about conservation programs, rebates, and low-income assistance programs through those companies.

The Building Division is tasked with enforcing the minimum standards found in the various model codes adopted by the State of California through the Building Standards Commission and as adopted and amended by our City Council. These code sections include:

- The 2013 California Energy Code (California Code of Regulations Title 24, Part 6) which sets energy efficiency standards for buildings and appliances; and
- The 2013 California Green Building Standards Code (California Code of Regulations Title 24, Part 11) which establishes requirements for energy conservation, water conservation, interior building environment air quality, recycling, waste management, low impact storm water drainage, dark sky provisions, high efficient vehicle and bicycle parking, etc.

Community Action Commission of Santa Barbara County (CAC) provides weatherization and energy conservation home improvements, such as the installation of insulation, window caulking, and water-conserving fixtures, to low and very low income households, with preference given to seniors. Emergency grants are also available for the payment of utility bills. Santa Barbara County has *emPower*, a program to facilitate energy efficiency upgrades on single family homes. The program's goal is to help homeowners and contractors overcome obstacles to implement home energy improvements, and to help meet statewide energy efficiency objectives. Single family homeowners will be able to take advantage of low cost unsecured loans and rebates to install energy efficient water heaters, furnaces, air conditioners, attic insulation, and to do repairs such as duct sealing or replacement.

References Cited in this Chapter:

1. City of Santa Maria Annual Action Plan for Fiscal Year 2014-15
2. Special Projects Division
3. Community Development Department, Building Division
4. Santa Barbara County "emPower" website

Appendices to this Chapter: None

CHAPTER VII—QUANTIFIED OBJECTIVES

Quantified Objectives for housing construction, rehabilitation, and conservation of existing affordable units are contained in this section along with a discussion of programs to be implemented to help achieve the community goals with qualified objectives for the maximum number of housing units (by income level) over the remaining time frame of the element.

A. OVERVIEW

The Housing Element uses three categories of quantified objectives. These are:

- **Producing new housing units.** Mostly, production comes from new construction. It may involve adaptive reuse of non-residential structures for housing opportunities.
- **Rehabilitating existing housing units.** To extend the useful life of older residential structures, rehabilitation keeps housing units in service to meet the residential needs of the community.
- **Conserving affordable housing.** Rather than creating new housing units or extending the life of existing housing units, conservation programs apply to the preservation of affordable units at risk of conversion to market rates.

Table VII-1 delineates those quantified objectives, by income level.

**TABLE VII-1
Summary of Quantified Objectives by Income Category**

INCOME LEVEL	NEW CONSTRUCTION (RHNA)	REHABILITATION OF EXISTING UNITS	CONSERVATION OF UNITS AT- RISK	TOTAL
Extremely Low	492	10	10	512
Very Low	493	7	147	647
Low	656	0	0	656
Moderate	730	0	0	730
Above Mod	1,731	0	0	1,731
TOTAL:	4,102	17	157	4,276

B. GOALS, POLICIES AND IMPLEMENTATION

In order to meet these projected numbers for construction, rehabilitation and conservation as noted above, the following respective goals and policies together with program implementation commitments will be enacted.

Housing Programs that will enact the City's goals and policies during the remaining term of this Housing Element follow. These goals and policies insure a total dwelling capacity equal to the new construction need for all income levels, including rental and manufactured housing, homeless shelters and transitional and farmworker housing. Policy actions will include regulatory concessions and incentives as well as insuring utilization of federal and state financing and/or subsidies.

Goal 1: New Housing Construction

Assure sufficient development potential to accommodate future residential growth and construction.

Policy 1-A Action steps to provide adequate sites.

- (1) The City will continue to process permits as quickly and efficiently as possible. The Community Development Department coordinates the review and decision-making on required permits and also provides information regarding the status of all applications and permits for residential developments. The permit processing of the City will continue to gather, organize and distribute the information needed by applicant/developers, staff, Planning Commission and City Council in an expeditious fashion.
- (2) Through the Density Bonus Ordinance (effective January 18, 2007), the City provides housing incentives, in the form of greater density than would otherwise be allowed under the current zoning designation, for developers willing to construct affordable housing units. Density bonus provisions may be applied to overcome specific design issues that require relief from the code standards.
- (3) The City will continue its economic development efforts to increase wages and bring higher paying jobs to its residents.

Policy 1-B Action steps to encourage infill:

- (1) The City's General Plan establishes goals for preserving agricultural land at the perimeter of the City and this boundary remains distinct. The City will examine ways to encourage the principles of Smart Growth through infill and high-density housing development in several focused areas including the Downtown Specific Plan area.
- (2) The City continually analyzes the relationship between available public facilities and services and sites suitable for residential development to assure meeting the need for services. Leapfrog development is more costly if urban infrastructure (water, sewer, gas, electricity, roads, etc.) is not adjacent to the

site. The City assures development sites for affordable housing receive priority scheduling for capital improvements. Building in areas where services already exist does not add significant costs to off-site improvements. CDBG funds will continue to be used to offset extraordinary costs where appropriate.

- (3) The City of Santa Maria and the County of Santa Barbara allocate HOME funds to the Housing Authority of the County of Santa Barbara or other qualified non-profit housing providers for construction of apartments that house low- and moderate-income families.
- (4) The Downtown Specific Plan was approved in 2008. Subsequent actions will be undertaken relating to establishing economic development in the downtown and transit oriented development standards.
- (5) In an effort to better coordinate land use and transportation within Santa Maria, the Circulation Element (amended in 2011) establishes the potential for high quality transit corridors along Broadway (State Route 135) and along Main Street (State Route 166) within the City. While the current transit frequency within the City does not meet the minimum criteria established by Section 21155.1 of the Public Resources Code, the Element recognizes the potential benefits of intensifying development along transit corridors. The Circulation Element information coordinates with the 2040 Regional Transportation Plan & Sustainable Communities Strategy, adopted August 15, 2013, by the Santa Barbara County Association of Governments (SBCAG), which also depicts these "transit priority areas".

Policy 1-C Action steps to annex sufficient land for residential needs.

- (1) The City will continue to support the use of infill projects for residential development to meet its growing housing need and will actively encourage planned residential developments in infill locations. When appropriate, land for additional residential development may be obtained through annexation of suitable land. This program has been successfully implemented in the past, and the City will continue to monitor the need for future annexations, if appropriate.
- (2) Based on the UC Davis Farmworker Data and the Census 2000 data, Santa Maria houses 55% of the Santa Barbara County farmworker population. The resident baseline population is 10,600 farmworkers workers in the County and the maximum population peaks in June, adding 9,700 more workers (UC Davis, 1999-2000). The calculated demand generated by farmworkers in Santa Maria ranges between 3,100 and 4,600 dwelling units. Los Adobes de Maria I and II owned and operated by Peoples' Self Help Housing Corporation, Inc., provide 117 farmworker apartment units and are model projects to be replicated. The City will work cooperatively with County and State government entities as well as non-profit and agriculture community to address housing for all special needs populations.

Policy 1-D Action steps to encourage mixed-use development:

- (1) The City's Mixed-Use Ordinance (effective 12/16/2004) increases the flexibility of the zoning district to support compatible uses from other zoning districts. The Ordinance grants the Zoning Administrator, Planning Commission, and City Council increasing levels of oversight to allow reduced standards for parking, setbacks, landscaping, open space and/or increased height. The Ordinance is a design-based regulation, which understands that the uses inside the structure will change over time and the code allows the adaptation to occur without government controls. Spaces may be mixed and re-mixed to meet the needs of the community. Mixed-Use projects that encourage provision of affordable housing are given priority, especially those within the Downtown Specific Plan area, accommodating special needs populations and housing the local workforce by employers.

Timeline:

The above action steps are ongoing activities of the City.

Responsibility:

Staff of the Community Development Department is responsible to successfully implement the Mixed-Use Ordinance. The Ordinance (Municipal Code Chapter 12-49) identifies the many ways to achieve flexibility in the required development standards, and the concise range of reductions available for parking, setbacks, landscaping, open space and/or increased height and/or incentives (financial and/or regulatory). This information is made available to the public in the following ways:

- Residential Development Standards handouts referring to the mixed-use development standards, available at the front counter and online
- Internet posting of mixed use definitions, policies, and procedures
- City identification of potential mixed use development areas.

Staff will regularly monitor and report on the progress and status of this action to the Planning Commission and City Council by October 1 of each year via the filing of the General Plan Annual Report (consistent with Government Code §64500) and make appropriate revisions to achieve stated objectives over the planning period.

New programs, like the Mixed-Use Ordinance, cause the reexamination of how development standards are applied. The City has adopted a building conservation code and will regularly review and adopt revisions to the Uniform Building Codes.

Goal 2: Housing Rehabilitation

Support decent, affordable housing programs that target low- and moderate-income sectors of the community for rehabilitation projects.

Timeline:

The above action steps presented below are ongoing activities of the City.

Responsibility:

Community Development; Administrative Services/Special Projects

Policy 2-A Action steps to improve sub-standard housing conditions:

- (1) The City continues to maintain an active code compliance program of complaint-based inspections in target neighborhoods. The intent of this program is to stop destabilizing elements in the area and work with other programs to encourage housing rehabilitation and neighborhood security. The City may augment the complaint-based inspection program with a building inspection clearance prior to resale of single-family, duplex, tri-plex, and four units of properties.
- (2) The City will coordinate its public improvements with neighborhood improvement programs. The City Council periodically reviews capital improvement requirements and will amend its scheduling for funding allocation to coordinate with private sector residential maintenance and improvement projects.
- (3) Each requested demolition uses the safety of the structure and the threat of imminent collapse as the standard for review. Housing units will be carefully reviewed to determine absolute need for demolition and if rehabilitation can avoid unnecessary reduction of housing. When demolition is required, efforts will be directed toward timely replacement of housing compatible with the existing neighborhood.
- (4) The City will continue to provide CDBG funds toward residential rehabilitation program for low income homeowners. The program targets elderly, disabled and/or low and very low-income households in Santa Maria with the construction and installation of handicapped access improvements (ramps, wheelchair lifts, door widening), removal of architectural barriers, health and safety repairs, such as plumbing, electrical, exterior and interior carpentry (porches, decking, stairs, flooring) and building code violations.

Policy 2-B Action steps to assist special needs populations:

- (1) The City has staff dedicated to grant writing and administration. Funding sources are continually reviewed. State Bond funding is one of the potential sources for projects to be accessed. The adopted Consolidated Plan and subsequent Annual Action Plans outline the goals and objectives for the allocation of Federal HOME and CDBG entitlement programs. To avoid confusion, the Housing Element will refer the reader to the Federal reports for the most up to date status of federally funded housing programs and support services. The City will actively seek funding for projects to assure a balance of housing opportunities for its residents.

- (2) The City is working with two local non-profit agencies that have been designated as Community Housing Development Organizations (CHDOs). (See detailed description of CHDOs in Policy 3A, below). One CHDO will undertake various housing related activities including transitional and supportive housing facilities, and new construction of affordable permanent rental units. The other will concentrate on rehabilitation of existing affordable units and new construction of affordable owner units. The City has provided funding to both agencies to proceed with these projects. In conjunction with Administrative Services/Special Projects Division, the City will encourage the development of housing for Extremely Low Income households.
- (3) Mobile homes provide affordable housing options and are encouraged to expand through ordinance amendments enacted in the previous planning period.
- (4) On May 7, 2012, the City adopted the Emergency Shelter Ordinance, establishing Santa Maria Municipal Code Chapter 12-53, Emergency Shelters, to support organizations that meet the housing and supportive service needs of the homeless and those at risk of homelessness. Additionally, definitions for Supportive Housing and Transitional Housing were added to Title 12 of the Municipal Code, establishing these housing types as a residential use, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. On April 17, 2012, the City adopted the Efficiency Unit Projects Ordinance, a tool that will assist the City in providing clean, comfortable, and safe housing for persons of all income levels, through the facilitation of new construction of efficiency dwelling unit projects and the structural conversion of transient occupancy uses into single-room occupancy projects.
- (5) The City will continue to offer a Housing Assistance Program for first-time homebuyers in partnership with the Housing Trust Fund of Santa Barbara County.
- (6) The City encourages property owners to rent using the Section 8 Program to encourage rental property retain higher standards as monitored by the Housing Authority of Santa Barbara County. The City also works in partnership with the Housing Authority in pairing Section 8 Voucher holders who are below 60% area median income with the City's Tenant Based Rental Assistance Program which provides 50% of the security deposit required to obtain housing for these families.
- (7) The City will closely monitor the conversion of condominiums to minimize losses to the rental housing stock. Each conversion is to be handled on a case-by-case basis; appropriate conditions are placed on any project at the time of approval.
- (8) The Tenant Based Rental Assistance (TBRA) program provides security deposit assistance through a Qualified Referring Agency (QRA) to qualified low-income households that provide grants for up to 50% of the required

security deposit to low income families to assist with overcoming obstacles to obtaining housing. In order to access the program, participants must apply for assistance through a QRA. The following local non-profit agencies have been approved as QRA's: Housing Authority of the County of Santa Barbara, Peoples' Self Help Housing Corporation, and Good Samaritan Shelter, Inc. Eligible Participants are individuals whose income is at 60% or less of the area median income by household size as determined by HUD. HOME funds are being used to continue this program.

Since 2010 the TBRA program has served 572 households, 88% of which were extremely low income (below 30% of the area's median income). It is estimated that many of those households were classified as homeless.

Policy 2-C Action steps to expand economic opportunities:

- (1) The City will continue, as funding is available, to fund the Santa Maria Valley Chamber of Commerce to provide economic development services.
- (2) The City will support the creation of new jobs and housing by annexing areas for new employment opportunities and seek to retain currently zoned commercial and industrial property by implementing industrial reserve zoning.
- (3) The City encourages job creation through new business location and existing business expansion and has set aside funds for a Business and Retention Loan Program. The Santa Maria Valley Chamber of Commerce provides technical assistance for this Loan Program.

Goal 3: Housing Conservation

Work with local housing providers to conserve affordable units at risk of conversion to market rates.

Timeline:

The above action steps presented below are ongoing activities of the City.

Responsibility:

Community Development; Administrative Services/Special Projects

Policy 3-A Action steps to maximize governmental assistance to conserve affordable housing units currently receiving subsidies:

- (1) Through the Section 8 Rental Certificate and Voucher Programs, the Housing Authority of the County of Santa Barbara provides rental subsidy payments directly to private property owners on behalf of eligible low-income tenants who cannot afford market rate rents without a subsidy. The assistance is tenant-based rather than project-based. As of October 13, 2014, there were 1,542 Section 8 assisted units located in the City (including Orcutt). This represents 42% of the countywide allocation of 3,685. At that time, there were 425 households on the Section 8 waiting list

and 4,049 on the public housing waiting list. Households using this program will continue to be provided assistance and the Housing Authority will continue to apply for new funds to increase Section 8 assistance.

- (2) The City will encourage property owners and non-profit organizations to develop strategies to maintain affordability controls on government-assisted projects.
- (3) The City will monitor the Union Plaza project. The State offers numerous opportunities for financing project construction using Proposition housing bond proceeds. The City uses its Federal HUD Community Development Block Grant and HOME allocations to invest in projects and contributes to a First-Time Buyer Program administered by the County of Santa Barbara.

With regard to the financing constraint, the City has staff dedicated to grants administration; funding sources are continually reviewed. Housing Bond Propositions help to fund affordable housing, but bonds are just one of the potential sources for project financing. During the term of this Housing Element, the City of Santa Maria Special Projects Division will continue to seek new outside funding sources for the community and collaborate with community partners. The City has an adopted Consolidated Plan and adopts Annual Action Plans regarding the allocation of Federal HOME and CDBG program funds. To avoid confusion, the Housing Element will refer the reader to the Federal reports for the status of federally funded housing programs and support services. The City will continue to seek grants for funding of programs to serve households with Extremely Low Incomes.

- (4) A Community Housing Development Organization (CHDO) is a specific type of private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. HOME jurisdictions must set aside at least 15% of their allocations for CHDOs exclusively so it is an advantage to be a CHDO in securing funding.

According to the Special Projects Division, there are eight CHDOs approved for Santa Barbara County:

- Good Samaritan Shelter, Inc. (GSS)
- Habitat for Humanity, NSBC, Inc. (HFH)
- Lompoc Housing & Community Development Corporation (LHCDC)
- Peoples' Self-Help Housing Corporation (PSHHC)
- Santa Barbara County Community Housing Corporation (CHC)
- Coalition for Housing Accessibility Needs Choice & Equality (CHANCE)
- Cabrillo Economic Development Corporation (CEDC)
- Housing Authority of Santa Barbara County (HASBC)

The City continues its work with area non-profits that specialize in housing for persons with disabilities. Peoples' Self-Help Housing Corporation (PSSHC) has a non-profit CHDO as a division within its corporate structure. PSHHC is expected to continue its construction for special needs population including the disabled and farmworkers.

By City Ordinance, the City allocates a percentage of its hotel and motel Transient Occupancy Tax to economic development efforts. The Santa Maria Valley Chamber of Commerce holds a contract to provide economic development services for the City. In addition, an Economic Development Commission meets twice a month to coordinate efforts in the economic development arena.

Goal 4: Strategies to Reduce or Remove Government Constraints on Housing

Where appropriate and legally possible, the following strategies address the removal of governmental constraints (65583(c)(3)) on the construction of housing for all income levels especially that for low and moderate income households.

Timeline:

This information is presented below for each strategy.

Responsibility:

This information is presented below for each strategy.

- 1. Land Controls:** As a charter city, General Plan amendment projects are not subjected to the processing limitations and may be acted on more than four times each year.

The City adopted a Mixed Use Zoning Ordinance (Chapter 49 or Title 12) in December 2004. The ordinance is aimed at creating opportunities to establish housing in non-residential zoning districts as part of mixed-use projects within the City. The ordinance seeks to allow the provision of a mixture of compatible office, commercial, industrial and residential uses. Some of the objectives of the ordinance are to expand residential opportunities, reduce urban sprawl and promote infill development.

- First Baptist Church Caretaker and Valley Christian Academy Staff Housing Project is located at 2970 Santa Maria Way. The use permits identify seven units in four modular buildings on the campus for staff housing. Three duplex buildings house new teachers and one unit houses the caretaker for the church on the PF (Public Facilities) zoned site.
- McClelland-Inger Project is located on the northwest corner of McClelland Street and Inger Street. In conjunction with a General Plan Amendment and rezoning action to change the 2.83-acre site to R-3 (High Density Residential), the now completed project was approved for 40 condominium apartment units with 8,978 square feet of office space and seven upstairs apartments

- Lakeview Promenade Project is located on the northwest corner of SR 135 and Skyway Drive. In conjunction with a General Plan Amendment and rezoning action to change a portion of the full block (2.35-acre) site to R-3 (High Density Residential), the project was approved for a senior lifestyle center with 50 multi-family units and ground floor commercial spaces.

2. **Code Compliance:** The City recently implemented a volunteer program that is proving successful. With an increase in funding and staffing this program can be expanded. The Code Compliance Division is stepping up its outreach to the Spanish-speaking population with homeowner and landlord/tenant information.

Responsible Department: City Attorney

Timeframe: Ongoing

Expected Results During Housing Element Period: 50% compliance per year; 110 dwelling units brought up to code per year.

3. **Site Improvements:** The City will seek ways to reduce long term service and maintenance costs resulting from new development. Such methods include, but are not limited to, requiring: private roads, sidewalks, lighting and landscaping districts, and improvement districts. The Maintenance Annuity Fund (MAF) concept may be applied to annexation areas resulting in a long-term adverse fiscal impact on the City.

City Council policy continues to allow reduced perimeter fencing standards when the subdivision is adjacent to residential land uses. Normally, block walls are required for perimeter subdivision fencing to reduce off-site noise impacts on the residences. When a new subdivision borders residential property, however, a combination of masonry and wood wall may be permitted, reducing development costs significantly.

Responsible Agency: Community Development

Timeframe: Ongoing

Expected Results During Housing Element Period: Lower construction costs may be transferred to buyers

4. **Fees and Exactions:** The City will continue to grant a Subdivision/Residential In-Lieu Park Fee credit of up to 100% of the fee for existing facilities that convert to senior projects, provided the projects have on-site recreational facilities that meet certain criteria. In limited cases, the City plans to continue its policy of deferring payment of a portion of the fees on projects affordable to lower income persons. The City also plans to continue to offer a reduced traffic impact fee to affordable and senior affordable housing projects. City fees for projects funded under the HOME Program will be waived where legally permitted by City ordinances, on a case-by-case basis.

Additionally, the City is considering amending the Downtown Specific Plan to add flexibility to the development standards and thereby encourage infill development.

Responsible Departments: Recreation and Parks, Public Works Engineering, Community Development

Timeframe: Case-by-Case (ongoing)

Expected Results During Housing Element Period: 200 senior/affordable dwelling units will benefit from fee reductions

- 5. Processing and Permit Procedures:** The City policy is to expedite permit processing whenever possible. Pre-application meetings and procedural handouts help assure that applications will be complete, thereby reducing processing time. The City continues to accept and process building permit applications prior to completion of Planning Commission approval of a project, but at the risk of the developer if required plan revisions cause additional time to be spent on the project. Since the mid 1990s most tentative subdivision maps are reviewed by the Planning Commission as opposed to the City Council, saving processing time. A new courtesy inspection procedure allows inspections before permits are issued on a case-by-case basis subject to certain criteria. The City Building Division has offered classes on water heater installation, and those plumbers who have passed the test have been certified to install water heaters without obtaining counter permits.

Responsible Agency: Community Development

Timeframe: Case-by-Case (ongoing).

Expected Results During Housing Element Period: Continued quick processing time will result in units available on the market sooner

Goal 5: Promotion of Equal Housing Opportunities

Timeline:

The above action steps presented below are ongoing activities of the City.

Responsibility:

Community Development; Administrative Services/Special Projects

In order to promote equal housing opportunities per Section 65583(c)(5), the County of Santa Barbara HOME Consortium, with the assistance of its member cities, prepared an Analysis of Impediments to Fair Housing Choice in May 1997, which was updated September 1, 2006. A thorough update was completed at the end of September 2011 and submitted to HUD in early October 2011. As part of the preparation, a survey of community service agencies was conducted to assess the number and types of fair housing complaints, Home Mortgage Disclosure Act data were collected and analyzed, and maps of the County's racial composition were created. As a result, the following five impediments were identified through the Analysis for the County of Santa Barbara HOME Consortium member cities, including the City of Santa Maria.

- **Impediment No. 1:** Lack of understanding of fair housing laws by landlords, tenants, and lenders.
Recommended Action: Continue and increase educational outreach activities.
- **Impediment No. 2:** Perceived discrimination by landlords and lenders.
Recommended Action: Continue and increase educational outreach activities.
- **Impediment No. 3:** More special needs housing is needed.
Recommended Action: The County should continue to plan for and finance special needs housing.
- **Impediment No. 4:** Lower home ownership rates among certain classifications due to a lack of knowledge about homeownership process.
Recommended Action: Educational training regarding home finance and purchasing should be made more available to improve the chances of minorities and women to become a homeowner.
- **Impediment No. 5:** Insufficient fair housing coordination and enforcement of fair housing laws among jurisdictions
Recommended Action: The County should coordinate fair housing efforts and inform residents about fair housing enforcement and supplement state and contractual efforts.

The following Fair Housing Action Plan was developed to address the impediments identified in the Analysis. Included are actions proposed for implementation during this Housing Element:

1. **Execute a renewable agreement for fair housing services.** Legal Aid Foundation currently has an agreement with the City to perform fair housing services. This agreement will be renewed to cover the following terms of the agreement:
 - a) Interview at least 20 tenants of City residences regarding housing discrimination and the habitability of their living quarters.
 - b) Assist in the resolution of at least two discrimination disputes through mediation or, if necessary, litigation.
 - c) Develop a curriculum and make at least two presentations to Santa Maria adult education classes, with particular emphasis on the rights of single parents and ethnic minorities to equal opportunity housing.
 - d) Conduct one community workshop with special emphasis on targeting and educating landlords and property managers in Santa Maria about fair housing.
 - e) Review local newspapers monthly and report on the presence of discrimination in advertising of residential tenancies.
 - f) Train volunteers and conduct a fair housing audit, performing random testing of at least five landlords and/or property managers per year.

- g) Analyze all information gathered from the preceding six activities and prepare at least one report based on that analysis.
2. **Maintain permanent displays housing printed informational materials in Spanish and English directed to housing consumers regarding their rights under Fair Housing laws and how they may obtain assistance if they believe they are victims of discrimination.** The City continues to maintain informational displays at City Hall, the Santa Maria Public Library, and the Community Development Department.
 3. **Adopt a proclamation declaring April as Fair Housing Month.** The City will declare April as Fair Housing Month as it has done for the past several years.

Other Administrative Services/Special Projects actions include:

- **Use HOME Consortium funds to provide more affordable rental housing and homebuyer assistance.** It is projected that there will be greater emphasis on education than assistance in the early years of the 2015 Housing Element. County HOME Consortium Homebuyer Assistance and Homebuyer Education program funding will be identified in the Annual Action Plan and subsequently, actions will be discussed in the Grantee Performance Reports that are filed annually with HUD.
- **Provide handicap modifications for owner-occupied properties under the Community Action Partnership of SLO County, Inc. Minor Home Repair Program** The proposed program will benefit low and very low-income households in Santa Maria by the construction and installation of handicapped access improvements, removal of architectural barriers, correction of health and safety problems and building code violations for eligible homeowners. It is projected that there will be approximately 12 homeowners served over the 2014-15 year. Minor Home Repair Program funding will be with CDBG monies as identified in the Annual Action Plan and subsequently, actions will be discussed in the Grantee Performance Reports that are filed annually with HUD.
- **Make efforts to upgrade lower income neighborhoods under the Neighborhood Conservation Program.** The Minor Home Repair program began in 2013, and is operated by Community Action Partnership of San Luis Obispo County, Inc. (CAPSLO, Inc.) as a sub-recipient to the City of Santa Maria. The program targets elderly, disabled and/or low and very low-income households in Santa Maria with the construction and installation of handicapped access improvements (ramps, wheelchair lifts, door widening), removal of architectural barriers, health and safety repairs, such as plumbing, electrical, exterior and interior carpentry (porches, decking, stairs, flooring) and building code violations. The program is funded primarily with CDBG funds. Funded Neighborhood Conservation Programs will be identified in the Annual Action Plan.

- **Continue to Implement the Reasonable Accommodations Ordinance (Chapter 12-50 of the Municipal Code).** This Ordinance was adopted in 2007, in accordance with the U.S. Fair Housing Act. And California Government Code Section 12955.6.

References Cited in this Chapter: None

Appendices to this Chapter: None

CHAPTER VIII—OTHER TOPICS

A. ENERGY CONSERVATION

1. **Requirement:** Analysis of opportunities for energy conservation in residential development (State Government Code Section 65583(a)(8)).
2. **Response:** With regard to housing in need of rehabilitation, Community Action Commission of Santa Barbara County (CACSB) provides weatherization and energy conservation home improvements, such as the installation of insulation, weather stripping, water heater blankets, water-conserving fixtures, compact fluorescent lights, other minor household repairs, and identification of carbon monoxide and other safety hazards for low income households. Emergency grants are also available for the payment of utility bills.

B. GENERAL PLAN CONSISTENCY

1. **Requirement:** Description of means by which consistency will be achieved with other General Plan Elements (State Government Code Section 65583(c)).
2. **Response:**
 - a. Land Use Element: Of all the General Plan Elements, Land Use links directly to Housing because residential uses are identified in the latter with maximum densities. Traditionally, densities are measured in dwelling units per acre. Because Santa Maria is a charter city, zoning need not be consistent with the land use designations. However, the City generally seeks vertical coordination between its various tiers of land-use regulation. In any event, the 2011 Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the incorporated area. Therefore, no changes need to be made in the Land Use Element.
 - b. Circulation Element: Since the 2011 Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development planned for the incorporated area, no changes need to be made in the Circulation Element.

- c. Economic Development Element: Program 1 in Chapter VI and Policy 2-C in Chapter VII promote economic development opportunities in a manner consistent with the Goals of the Economic Development Element. No changes in the Economic Development Element are deemed necessary.
- d. Safety, Noise, Open Space, Resources Management (includes Conservation): Since the Housing Element reflects existing land use policy, and would not change the location, character, timing or amount of new development, no changes need to be made in these Elements.

C. COASTAL ZONE

- 1. **Requirement:** For Coastal Zone localities, list the pages where the required information regarding construction demolitions and conversions within the coastal zone is provided (State Government Code Sections 65588 (d)).
- 2. **Response:** N/A—Santa Maria is not located in the Coastal Zone.

D. REDEVELOPMENT AGENCY HOUSING SET-ASIDE FUNDS

- 1. **Requirement:** Describe the amount and uses of moneys in the redevelopment agency's Low- and Moderate Income Housing Fund (State Government Code Section 65583(c)).
- 2. **Response:** On February 1, 2012, the City of Santa Maria Redevelopment Agency (RDA) was officially dissolved. This was a result of Assembly Bill 1X 26 (Blumenfield)("AB 26"), signed by the Governor on June 28, 2011, and confirmed by the Supreme Court (California Redevelopment Association, et al. v. Matosantos, et al. (Case No. S194861)) on December 29, 2011.

Upon dissolution of RDAs statewide, Successor Agencies were formed to wind down the former redevelopment agency functions. On January 17, 2012, consistent with the provisions of AB 26, the Santa Maria City Council elected to become the Successor Agency for its dissolved RDA, by adopting Resolution No. 2012-01. Also at the January 17, 2012 meeting, the Santa Maria City Council adopted Resolution 2012-07 confirming the Council's decision to transfer any and all local affordable housing assets and functions to the Housing Authority of the County of Santa Barbara.

Prior state redevelopment law required redevelopment agencies (RDAs) to set aside 20% of the property tax increment revenue received during the fiscal year for deposit into a Low and Moderate Income Housing Fund. However, the Redevelopment Agency of the City of Santa Maria had been granted a deferral from the mandatory 20% set-aside until the 2027 fiscal

year when all existing RDA debt obligations were projected to be paid off. There were no moneys available in the fund at the time the RDA was dissolved by the State and all housing assets were subsequently transferred to the Housing Authority of the County of Santa Barbara.

References Cited in this Chapter: None

Appendices to this Chapter: None

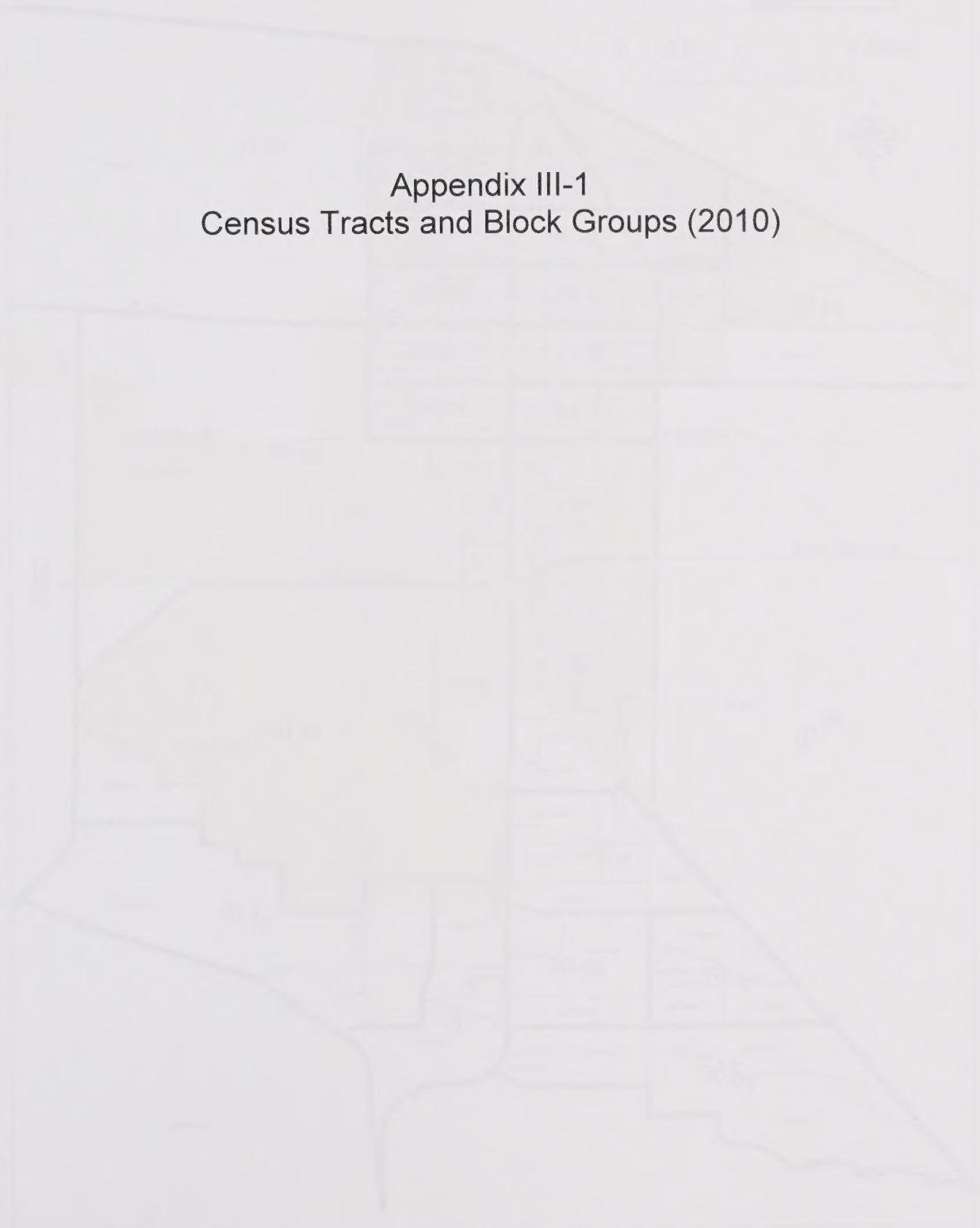
Census Tracts and Block Groups - Census 2010



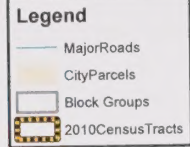
2010 Census
Census Tracts and Block Groups



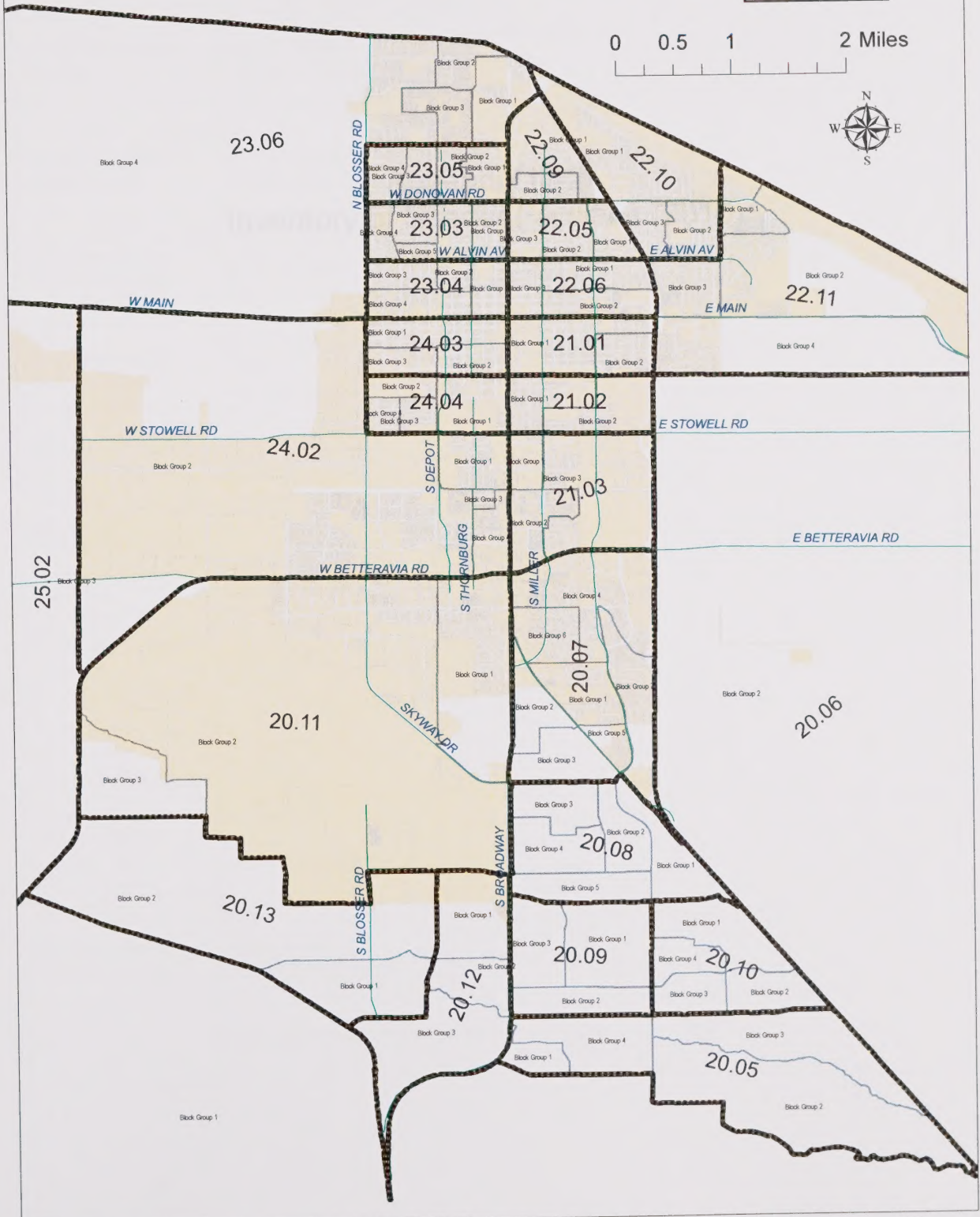
Appendix III-1 Census Tracts and Block Groups (2010)



Census Tracts and Block Groups - Census 2010



0 0.5 1 2 Miles



APPENDIX III-2 INVENTORY OF SHELTER FACILITIES

Agency (County)	Address	Facility Description	Approximate Capacity (2010)	Approximate Cost (\$)
Good Shepherd Shelter	411 12 th Street Marion, Arkansas	Emergency shelter for homeless families with children	20	0
Good Shepherd Shelter	411 12 th Street Marion, Arkansas	Transitional shelter for homeless families	40	0
Good Shepherd Shelter - Entry	411 12 th Street Marion, Arkansas	Emergency shelter and support services for families	12	0
Good Shepherd Shelter - Daycare Center	411 12 th Street Marion, Arkansas	Daycare center for homeless families	40	0
Good Shepherd Shelter - Senior Living Home	400 Johnson Drive Marion, Arkansas	Transitional housing for transitionally homeless seniors 60 and older	100	0
Transitional Housing for Women & Children (TC House II)	411 12 th Street Marion, Arkansas	Transitional housing for women and their children	10	0
Transitional Housing for Women & Children (TC House III)	411 12 th Street Marion, Arkansas	Transitional housing for women and their children	40	0
Transitional Housing for Women Shelter - Office	411 12 th Street Marion, Arkansas	Emergency shelter and support services and day center	20	0
Transitional Housing for Women Shelter - Home	411 12 th Street Marion, Arkansas	Transitional housing for homeless women and their children	40	0
County of Boone Shelter Home County Youth Shelter Day Program	1000 10 th Street Boone, Arkansas	Emergency shelter for homeless youth ages 12-17	5	0
County of Boone Shelter Home	1000 10 th Street Boone, Arkansas	Emergency shelter for homeless youth ages 12-17	5	0
TOTAL OVERNIGHT SLEEPING CAPACITY			222	0

**APPENDIX III-2
INVENTORY OF SHELTER FACILITIES**

NAME OF FACILITY	ADDRESS	TYPE OF SHELTER	PERMANENT YEAR-ROUND CAPACITY	TEMPORARY PART-TIME CAPACITY
Good Samaritan Shelter	401 "C" West Morrison Avenue	Emergency shelter for homeless families and individuals	90	0
Good Samaritan Shelter	401 "A" West Morrison Avenue	Transitional shelter for homeless families	56	0
Good Samaritan Shelter Detox	401 "B" West Morrison Avenue	Emergency shelter and acute care for acutely ill, chemically-dependent homeless adults	12	0
Good Samaritan Shelter Overflow Shelter	401 "D" West Morrison Avenue	Dining Room / Overflow shelter for homeless families	40	0
Good Samaritan Shelter Sober Living Homes	1833 Elmwood Drive 1404 N. Lincoln Street	Transitional housing for chemically-dependent homeless adults	16	0
Transitional Center for Women & Children (TC House I)	412 "A" East Tunnell Street	Transitional housing for women and their children	16	0
Transitional Center for Women & Children (TC House II)	412 "B" East Tunnell Street	Transitional housing for women and their children	22	0
Domestic Violence Solutions Emergency Shelter	Confidential Location	Emergency shelter for battered women and their children	19	0
Domestic Violence Solutions Mariposa House	Confidential Location	Transitional housing for battered women and their children	40	0
County of Santa Barbara North County Youth Shelter Care Program	Communitywide	Emergency shelter for runaway, abused, or at risk youth, ages 10-17	3	0
Central Coast Rescue Mission	1207 North McClelland Street	Emergency shelter for homeless single men	6	0
TOTAL OVERNIGHT SLEEPING CAPACITY			320	0

Appendix III-3 Inventory of Supportive Services for the Homeless and Persons Threatened With Homelessness (2010)

APPENDIX III-3**Inventory of Supportive Services for the Homeless and Persons Threatened With Homelessness**

PROVIDER	LOCATION	SERVICES
Alliance for Pharmaceutical Access	505 East Plaza Drive	Assists and educates the disadvantaged in obtaining or securing prescribed medications directly from pharmaceutical companies at no cost. Staff helps those persons who lack prescription insurance coverage to apply directly to the pharmaceutical company. This service reduces the number of persons having to choose between life essential medications and rent, allowing them to remain housed.
Catholic Charities	607 West Main Street	Catholic Charities serves low and very low-income families and individuals in Santa Maria. The agency's overall goal is to improve the quality of life and reduce the incidence of hunger and homelessness. It is a case-managed program aimed at alleviating immediate need. Bilingual staff provides intake assessment, material assistance (nutritious food, clothing, and financial assistance) services. Clients are often helped to find employment, and/or are referred to other agencies in the immediate area whose services can further assist the customer and augment the help received at Catholic Charities. The agency is open 6 days a week to accommodate the working poor.
Center for Employment Training	509 West Morrison Avenue	Provides rental assistance and scholarships to very low-income farmworker households, while family members participate in vocational training programs offered by CET to promote economic self-sufficiency.
Central Coast Rescue Mission	1207 North McClelland Street	Provides emergency shelter, drug and alcohol rehabilitation, and counseling services to homeless and very-poor chemically dependent adults.
Community Action Commission	1002 East Sierra Madre Citywide	Program provides hot, nutritious meals to elderly persons on a daily basis at two congregate sites as well as delivers meals to those elderly persons who are homebound due to illness, disability or frailty. The program focuses on disadvantaged, elderly persons and strives to meet the nutritional, social and economic needs of its clients.
Community Partners in Caring	111 North Vine Street	Provides services such as friendly visiting, chore services, yard work, respite care, telephone reassurance, light housekeeping, transportation, personal business aid, and translation to low-income frail, elderly, disabled and homebound adults. Such services allow this population to remain independent in their own homes for the longest possible time delaying the need for long-term institutional care or homelessness.
Conflict Solutions Center	120 East Jones Street, Suite 137	Provides mediation services related to fair housing complaints, tenant/landlord disputes, eviction actions, discrimination complaints, and other issues referred by Legal Aid Foundation.
Domestic Violence Solutions	Confidential Location	Provides emergency shelter, meals, household furnishings, personal hygiene supplies, crisis intervention, counseling, advocacy and support for financial, legal, housing, medical and childcare assistance for battered women and their children.

APPENDIX III-3
Inventory of Supportive Services for the Homeless and Persons Threatened With Homelessness

PROVIDER	LOCATION	SERVICES
Good Samaritan Shelter	401 West Morrison Avenue	Provides emergency shelter, food, meals, household items, medical and dental screening, counseling, drug and alcohol detoxification treatment and recovery care, employment assistance, job placement, mental health guidance, tutoring, general socialization, advocacy, psychological support services, and case management.
Good Samaritan Shelter Detox Program	401 "B" West Morrison Avenue	Santa Maria Detox Program is the only in-patient residential detox program within the Santa Maria Valley that intakes clients on a walk-in, emergency basis and provides services regardless of their ability to pay.
Independent Living Resource Center	327 East Plaza Drive, Unit 3-A	Provides individualized training for persons with disabilities by staff whom also have disabilities. Services include; support with adapting to a disability, applying for eligible benefits, locating affordable and accessible housing, and personal assistance training and referral.
Legal Aid Foundation of Santa Barbara County	301 South Miller Street, Suite 121	Provides civil legal assistance and representation in the areas of housing law, including tenant/landlord disputes, eviction actions, discrimination complaints, public benefit law, family law, consumer/debtor-creditor law and mediation.
North County Youth Shelter Care Program	Citywide	Provides 24-hour crisis intervention, temporary foster care placement and appropriate follow-up counseling to facilitate family reunification for runaway, abused, or out-of-control minors.
Pacific Pride Foundation	819 West Church Street	Provides groceries and personal care items through a food pantry, nutrition counseling, case management, benefits counseling, legal services, access to medical, dental, pharmacy, vision, psychiatric and substance abuse services, transportation, counseling, and emergency housing assistance to HIV-positive and AIDS-diagnosed persons and their families.
Santa Barbara Family Care Center Respite Program	705 East Main Street	Provides emergency child care subsidies for low-income families of children that have been or are at risk of being abused, neglected or exploited; priority given to homeless or at-risk families.
Santa Maria Valley FISH Meals on Wheels	Citywide	Delivers hot meals on a daily basis, five days a week to low income elderly, homebound and disabled clients who have special dietary needs due to medical conditions. This is the only local agency that provides special diet meals to diabetic, renal, heart, cancer or HIV/AIDS patients who are not elderly. This service allows this population to remain independent in their own homes for the longest possible time delaying the need for long-term institutional care or homelessness.

APPENDIX III-3**Inventory of Supportive Services for the Homeless and Persons Threatened With Homelessness**

PROVIDER	LOCATION	SERVICES
The Salvation Army	402 South Miller Street 211 East Fesler Street	Provides food, clothing, household, furnishings, rental assistance to prevent eviction, utility assistance, disaster assistance, vouchers for emergency shelter/lodging, transportation, prescriptions, personal hygiene supplies, advocacy, counseling, and hot lunch meals daily to those in need.
Transitional Center for Women & Children (TC House I)	412 "A" East Tunnell Street	Transitional living program for peri-natal women and their children who are enrolled in the day treatment program (clients can live within the program for up to 18 months)
Transitional Center for Women & Children (TC House II)	412 "B" East Tunnell Street	Transitional living program that is located just two blocks North of TC House I which provides transitional living for women and their children who are enrolled in the day treatment program (clients can live within the program for up to 18 months)

Appendix III-4
Qualified Entities for Santa Barbara County

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address
SANTA BARBARA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	HCACCROMAR@DESSRETONLINE.COM
SANTA BARBARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	95050	(408) 984-5600	Jonathan Emami	
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley	
SANTA BARBARA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com
SANTA BARBARA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste.C	Thousand Oaks	CA	91362	(805) 496-4948X25	Neil McGuffin	
SANTA BARBARA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org
SANTA BARBARA	Southern California Housing Development Corp	8265 Aspen St., Ste. 100	Rancho Cucamonga	CA	91730	(909) 483-2444	D. Anthony Mize	tmize@SCHDC.com
ALL COUNTIES	Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	CO	80203	(303) 830-3374	Chuck Wehrwein/Jocelyn Rodda	cwehrwein@mercyhousing.org or jrodda....
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(310) 342-5415	Margaret Alvarez	malvarez@calhfa.ca.gov
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards	gsquier@earthlink.net
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6670	Chuck Treatch	Chuck@preservationpartners.org
ALL COUNTIES	Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	CA	90058	(323) 231-4174	Francis Rath	frath@alphaproperty.com
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza	
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771 X17	Jesse Slansky	
ALL COUNTIES	EAH, Inc.	2169 E. Francisco Blvd., Ste. B	San Rafael	CA	94901	(415) 258-1800	Alvin Bonnett	ab@eah.org
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801		
ALL COUNTIES	The John Stewart Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Jack Gardner	jscosf@isco.net
ALL COUNTIES	Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	CA	94108	(415) 421-8605	Norrie Boyd, James Buckley	home@citizenshousing.org
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado	
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	JPappas@chpc.net
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel	
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang	
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer	
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Strett, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wblin	
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver	
ALL COUNTIES	Resources for Community Development	2220 Oxnard St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	
ALL COUNTIES	A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	CA	94607	(510) 891-9400	Craig Adelman	
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul	
ALL COUNTIES	3R Real Estate	3605 Long Beach Blvd.	Long Beach	CA	90807	(562) 989-3730	Gary Kammer	gkammer@fairviewinc.com
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	bsnow@naht.org
ALL COUNTIES	Wakeland Housing & Community Development	625 Broadway, Ste. 1000	San Diego	CA	92010	(619) 235-2296	Ken Sauder	
ALL COUNTIES	A. F. Evans Development, Inc.	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson	
ALL COUNTIES	Community Housing Works	2815 Camino Del Rio South, Suite 350	San Diego	CA	92108	(619) 450-8719	Anne Wilson	
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster	
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	www.CaliforniaHumanDevelopment.org
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	solari@solari-ent.com
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565 x 278		
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869	(714) 744-6252	Ken Robertson	chapahq1@aol.com
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid	
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480		
ALL COUNTIES	Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	CA	94596	(800) 850-0694	Scott Fricker	sfricker@paramountwest.com
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch	
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Suite 100	Westlake Village	CA	91362	(805) 495-8400		
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyon Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson	
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Mark Kanter	mkanter@crlc.com
ALL COUNTIES	California Community Reinvestment Corp.	225 West Broadway, Ste. 120	Glendale	CA	91204	(818) 550-9800	George Vine	www.e-ccrc.org
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman	
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken	
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430 x106	Mary Silverstein	
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	jmcquire@remax.net
ALL COUNTIES	William G. Ayyad, Inc.	9252 Cheseapeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 x 103	Jamo Kennedy	
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green	
ALL COUNTIES	National Housing Development Corporation	10621 Civic Center Drive, First Floor	Rancho Cucamonga	CA	91730	(909) 291-1400	David Garcia	dgarcia@NHDC.org
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812-4034	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov
ALL COUNTIES	Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	M. McClenaghan	calum@speedlink.com
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Dewey Bandy	DBandy@calnralhousing.org
ALL COUNTIES	Hendricks & Partners	3100 Zinfindel Drive, Suite 250	Rancho Cordova	CA	95970	(916) 638-5000	Al Inouye	ivansteyn@hpapts.com
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown	
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero	
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net
ALL COUNTIES	Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darrin Willard	
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888 x 207	John Bernard	
ALL COUNTIES	Bentall Residential, LLC	8105 Irvine Center Drive, Suite830	Irvine	CA	92618	(949) 753-0555	Ken Reiner	
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	415-355-7160	Janet Falk	jfalk@mercyhousing.org

AVAILABLE LAND INVENTORY SUMMARY TABLE / MAP

ABOVE MODERATE —mostly single-family detached housing types	Map/Table Reference #	Existing Units	Realistic Units	Net New Units	General Plan (Land Use)	Zoning designation(s)	Acreage	Site Description
Subtype-Description								
Illif R-1 (portion)	AM-1	1	169		LDR-5	PD/R-1	33.56	Mostly vacant and underdeveloped land; C-2 split zoning along the Broadway frontage
Ibsen-Tamooka sites	AM-2	2	80		LWDR-4	PD/R-1/8,000	20.07	Mostly vacant and underdeveloped land; 27% of the total acreage with 10,000 sf lot minimums
Eastridge	AM-3		120		LWDR-4	R-1	34.14	Subdivided land; currently installing public improvements
Enos Ranchos Specific Plan	AM-4	0	84		LDR-5	PD/R-1	19.80	Vacant and undeveloped land
13.25 acres @4 du/ac	AM-5	0	53		LWDR-4	PD/R-1/10,000	13.25	Vacant and undeveloped land
Sevilla (approved project)	AM-6	0	70		HDR-22	PD/R-3	5.95	Mostly vacant land with approved project; C-2 split zoning along the Santa Maria Way frontage
Heritage	AM-7		296		LMDR-8	PD/RSL-1	52.60	Subdivided land; currently installing public improvements
Area 9 Specific Plan (mixed use—50% M and 50% AM)	AM-8	2	275		CPO	PD/CPO	119.04	550 units permitted in the Area 9 Specific Plan --50% Above Moderate and 50% Moderate
	AM-9	0			LDR-5	PD/R-1	78.69	Vacant and undeveloped land
Mahoney Ranch South Specific Plan (various SFD sites @ 80% of maximum density)	AM-10	0	787		LDR-5	PD/R-1	33.91	Vacant and undeveloped land
	AM-11	0			LDR-5	PD/R-1	29.18	Vacant and undeveloped land
	AM-12	0	574		LMDR-8	PD/RSL-1	65.29	Vacant and undeveloped land
Blosser SE Specific Plan								
TOTAL:		5	2,508	2,503				

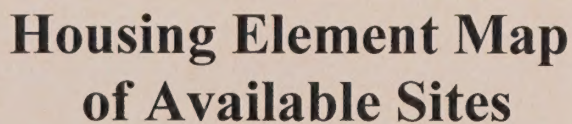
MODERATE —mostly attached housing types—density under 20 du/acre	Map/Table Reference #	Existing Units	Realistic Units	Net New Units	GP	Z	Acreage	Site Description
Subtype-Description								
Enos Ranchos Specific Plan R-2 site	M-1	0	260		MDR-12	PD/R-2	23.26	Vacant and undeveloped land
Quail Meadows (Mobile Home Park expansion area)	M-2	0	25		LWDR-4	RMH	2.50	Vacant portion RV storage lot for adjacent mobile home parks
Mahoney Ranch South Specific Plan R-3@15/ac*80%	M-3	0	216		HDR-22	PD/R-3	16.62	Vacant and undeveloped land
Mahoney Ranch South Specific Plan R-2@12/ac*80%	M-4	0	173		MDR-12	PD/R-2	16.35	Vacant and undeveloped land
Refugio	M-5	0	125		HDR-22	PD/R-3	7.20	Vacant land with approved project
Engel & Gray (group)	M-6	0	213		HDR-22	PD/R-3	12.51	Non-conforming industrial site
Area 9 Specific Plan (mixed use—50% M and 50% AM)	M-7	0	275		CPO	PD/CPO	119.04	550 units permitted in the Area 9 Specific Plan --50% Above Moderate and 50% Moderate
Terraces at Pacific Crest	M-8	0	134		HDR-22	PD/R-3	8.36	Vacant land with approved project (An amended project application is pending)
Blosser SE Specific Plan R-2	M-9	0	240		MDR-12	PD/R-2	16.30	Vacant and undeveloped land
TOTAL:		0	1,661	1,661				

LOWER —qualified affordable projects <u>or</u> sites with density ≥ 20 du/acre	Map/Table Reference #	Existing Units	Realistic Units	Net New Units	GP	Z	Acreage	Site Description
Subtype-Description								
Illif C-2 (portion) with Mixed Use or Efficiency Unit housing opportunities	L-1	1	242		CC	PD/C-2	12.08	Mostly vacant and underdeveloped land with split zoning (C-2)
Sevilla C-2 (portion) with Mixed Use or Efficiency Unit housing opportunities	L-2	0	86		CC	PD/C-2	4.26	Mostly vacant land; C-2 split zoning along the Santa Maria Way frontage
Blosser SE vacant R-3	L-3	0	152		HDR-22	PD/R-3	7.58	Vacant and undeveloped land
Underutilized acre R-3	L-4	1	21		HDR-22	PD/R-3	1.03	Underutilized site in urban setting (APN: 123-090-068)
Mahoney Ranch South Specific Plan R-3	L-5	0	265		HDR-22	PD/R-3	13.25	Vacant and undeveloped land
Centennial II (approved project)	L-6	0	138		HDR-22	PD/R-3	6.35	Vacant land with approved project
2.52 acre R-3 portion of Lakeview Promenade site	L-7	0	50		HDR-22	PD/R-3	2.35	Mostly vacant land; C-2 split zoning along the Broadway and Skyway Drive frontages
Western Motel C-2/R-3 with Mixed Use or Efficiency Unit housing opportunities	L-8	0	52		CC and HDR-22	PD/C-2 and R-3	1.56	Motel site with 60% PD/C-2 and 40% R-3 zoning
Pini Properties C-2/R-3 with Mixed Use or Efficiency Unit housing opportunities	L-9	0	102		CC and HDR-22	PD/C-2 and R-3	2.52	Motel site with 57% PD/C-2 and 43% R-3 zoning
Valley & Fountain Motel Efficiency Unit conversion opportunities	L-10	0	33		CC	PD/C-2	0.46	urban setting (APNs: 119-044-001 and 119-044-002)
Plaza Motel Efficiency Unit conversion opportunity	L-11	0	16		CC	PD/C-2	0.46	urban setting (APN: 121-031-004)
Pending Efficiency Unit Project (Laz-E-Daze conversion)	L-12	0	9		CC and HDR-22	PD/C-2 and R-3	3.99	former motel site with 57% PD/C-2 and 43% R-3 zoning; senior housing; pending H2A dormitory site
North Broadway Motel Efficiency Unit conversion opportunities	L-13	0	23		CC	PD/C-2	0.71	urban setting (APN: 121-051-001)
Laura Lodge and vacant Efficiency Unit conversion opportunities	L-14	0	48		CC	PD/C-2	0.61	urban setting (APNs: 119-086-004 and 119-086-005)
Restwell Motel Efficiency Unit conversion opportunities	L-15	0	14		CC	PD/C-2	0.39	urban setting (APNs: 119-105-007 and 119-105-008)
Economy Inn Efficiency Unit conversion opportunities	L-16	0	24		CC	PD/C-2	0.39	urban setting (APN: 119-143-009)
Los Adobes de Maria 3 (approved project with density bonus)	L-17	0	34		HDR-22	PD/R-3	1.43	Vacant land with approved project
Rice Depot Mercado (approved Mixed Use project)	L-18	0	15		CC	PD/C-2	4.40	Non-conforming industrial site with an approved mixed-use project
SM Senior Living (approved senior project with density bonus)	L-19	2	60		HDR-22	PD/R-3	1.85	2 houses on the site; with approved project
Bethel Lutheran (pending senior project with density bonus)	L-20	0	40		HDR-22 (pending)	PD/R-3 (pending)	2.60	Vacant land; GPA pending with density bonus
Smith Trucking site in Downtown Specific Plan	L-21	0	48		CD-II	Bungalow	1.19	Vacant and undeveloped land
10% of remaining Downtown Specific Plan buildout potential (excludes VL-N and VL-O)	L-22	0	245		CD-I and CD-II	DTSP	186.00	Gateway, Town Center, Garden, Bungalow, Railroad/Loft
TOTAL:		4	1,716	1,712				

“Mostly Vacant” Existing Site Improvements

Map/Table Reference	
AM-1	- Three detached residential units and various agricultural out-buildings over approximately 2.5 acres of the 33.5 acre site (abuts site L-1)
AM-2	- One Single Family Residential Unit
AM-6	- A remnant foundation (approximately 15,000 s.f.) from abandoned use (abuts site L-2)
L-1	- The development on this site is limited to the paved driveway that serves site AM-1
L-2	- A remnant foundation (approximately 9,000 s.f.) from abandoned use (abuts site AM-6)
L-8	- Remnant portion of parking lot paving for abandoned commercial use on adjacent parcel

	L- Downtown Specific Plan (2,500 New Units in the Project Area) -- 10% of total units estimated for 2014-2022
	L- Low Income Unit Sites (L-1 through L-22) -- (0-80% Category)
	M- Moderate Unit Sites (M-1 through M-11)
	AM- Above Moderate Unit Sites (AM-1 through AM-12)
	M/AM- Moderate/Above Moderate Split Unit Sites (M-9 and AM-8)
	FEMA Flood Insurance Rate Map -- Sites affected by the 100-year flood plain



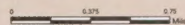
Legend

Keywords: Cary Lewis

City of Santa Maria Community Development Dept.
110 E. First St. #101, Santa Maria, CA 95430

Housing Element Map as of January 26, 2015.
Base data provided by Santa Barbara County.

Not drawn to engineering standards.



Appendix V-1 Processing Time Data

Case No.	Case Name	Case Type	Case Status	Case Age	Case Count
10000-001	Case 10000-001	Case Type 1	Case Status 1	Case Age 1	Case Count 1
10000-002	Case 10000-002	Case Type 2	Case Status 2	Case Age 2	Case Count 2
10000-003	Case 10000-003	Case Type 3	Case Status 3	Case Age 3	Case Count 3
10000-004	Case 10000-004	Case Type 4	Case Status 4	Case Age 4	Case Count 4
10000-005	Case 10000-005	Case Type 5	Case Status 5	Case Age 5	Case Count 5
10000-006	Case 10000-006	Case Type 6	Case Status 6	Case Age 6	Case Count 6
10000-007	Case 10000-007	Case Type 7	Case Status 7	Case Age 7	Case Count 7
10000-008	Case 10000-008	Case Type 8	Case Status 8	Case Age 8	Case Count 8
10000-009	Case 10000-009	Case Type 9	Case Status 9	Case Age 9	Case Count 9
10000-010	Case 10000-010	Case Type 10	Case Status 10	Case Age 10	Case Count 10
10000-011	Case 10000-011	Case Type 11	Case Status 11	Case Age 11	Case Count 11
10000-012	Case 10000-012	Case Type 12	Case Status 12	Case Age 12	Case Count 12
10000-013	Case 10000-013	Case Type 13	Case Status 13	Case Age 13	Case Count 13
10000-014	Case 10000-014	Case Type 14	Case Status 14	Case Age 14	Case Count 14
10000-015	Case 10000-015	Case Type 15	Case Status 15	Case Age 15	Case Count 15
10000-016	Case 10000-016	Case Type 16	Case Status 16	Case Age 16	Case Count 16
10000-017	Case 10000-017	Case Type 17	Case Status 17	Case Age 17	Case Count 17
10000-018	Case 10000-018	Case Type 18	Case Status 18	Case Age 18	Case Count 18
10000-019	Case 10000-019	Case Type 19	Case Status 19	Case Age 19	Case Count 19
10000-020	Case 10000-020	Case Type 20	Case Status 20	Case Age 20	Case Count 20
10000-021	Case 10000-021	Case Type 21	Case Status 21	Case Age 21	Case Count 21
10000-022	Case 10000-022	Case Type 22	Case Status 22	Case Age 22	Case Count 22
10000-023	Case 10000-023	Case Type 23	Case Status 23	Case Age 23	Case Count 23
10000-024	Case 10000-024	Case Type 24	Case Status 24	Case Age 24	Case Count 24
10000-025	Case 10000-025	Case Type 25	Case Status 25	Case Age 25	Case Count 25
10000-026	Case 10000-026	Case Type 26	Case Status 26	Case Age 26	Case Count 26
10000-027	Case 10000-027	Case Type 27	Case Status 27	Case Age 27	Case Count 27
10000-028	Case 10000-028	Case Type 28	Case Status 28	Case Age 28	Case Count 28
10000-029	Case 10000-029	Case Type 29	Case Status 29	Case Age 29	Case Count 29
10000-030	Case 10000-030	Case Type 30	Case Status 30	Case Age 30	Case Count 30
10000-031	Case 10000-031	Case Type 31	Case Status 31	Case Age 31	Case Count 31
10000-032	Case 10000-032	Case Type 32	Case Status 32	Case Age 32	Case Count 32
10000-033	Case 10000-033	Case Type 33	Case Status 33	Case Age 33	Case Count 33
10000-034	Case 10000-034	Case Type 34	Case Status 34	Case Age 34	Case Count 34
10000-035	Case 10000-035	Case Type 35	Case Status 35	Case Age 35	Case Count 35
10000-036	Case 10000-036	Case Type 36	Case Status 36	Case Age 36	Case Count 36
10000-037	Case 10000-037	Case Type 37	Case Status 37	Case Age 37	Case Count 37
10000-038	Case 10000-038	Case Type 38	Case Status 38	Case Age 38	Case Count 38
10000-039	Case 10000-039	Case Type 39	Case Status 39	Case Age 39	Case Count 39
10000-040	Case 10000-040	Case Type 40	Case Status 40	Case Age 40	Case Count 40
10000-041	Case 10000-041	Case Type 41	Case Status 41	Case Age 41	Case Count 41
10000-042	Case 10000-042	Case Type 42	Case Status 42	Case Age 42	Case Count 42
10000-043	Case 10000-043	Case Type 43	Case Status 43	Case Age 43	Case Count 43
10000-044	Case 10000-044	Case Type 44	Case Status 44	Case Age 44	Case Count 44
10000-045	Case 10000-045	Case Type 45	Case Status 45	Case Age 45	Case Count 45
10000-046	Case 10000-046	Case Type 46	Case Status 46	Case Age 46	Case Count 46
10000-047	Case 10000-047	Case Type 47	Case Status 47	Case Age 47	Case Count 47
10000-048	Case 10000-048	Case Type 48	Case Status 48	Case Age 48	Case Count 48
10000-049	Case 10000-049	Case Type 49	Case Status 49	Case Age 49	Case Count 49
10000-050	Case 10000-050	Case Type 50	Case Status 50	Case Age 50	Case Count 50

Appendix V-1

Processing Time Data

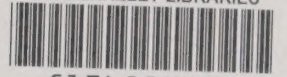
PROJECT #	PERMIT TYPE	Application Complete	Date Approved	Days to Approval	Units
U2008-036	MINOR USE PERMIT	12/19/2008	1/9/2009	21	2
U2007-034	MINOR USE PERMIT	12/24/2007	2/15/2008	53	3
U2007-030	MINOR USE PERMIT	1/28/2009	2/20/2009	23	4
U2007-025	MINOR USE PERMIT	11/9/2007	1/10/2008	62	3
U2006-049	MINOR USE PERMIT	9/21/2006	11/10/2006	50	2
U2006-034	MINOR USE PERMIT	10/2/2006	11/13/2006	42	8
U2006-011	MINOR USE PERMIT	8/15/2006	9/29/2006	45	4
U2005-010	MINOR USE PERMIT	9/26/2005	12/9/2005	74	4
U2004-044	MINOR USE PERMIT	10/11/2004	12/15/2004	65	1
U2004-037	MINOR USE PERMIT	1/27/2005	8/3/2005	188	3
U2004-036	MINOR USE PERMIT	5/25/2005	8/25/2005	92	6
U2004-009	MINOR USE PERMIT	5/28/2004	7/2/2004	35	2
U2004-006	MINOR USE PERMIT	2/24/2004	4/30/2004	66	4
U2003-055	MINOR USE PERMIT	1/5/2005	1/7/2005	2	1
U2003-044	MINOR USE PERMIT	9/11/2004	12/7/2004	87	8
U2003-039	MINOR USE PERMIT	5/12/2004	11/12/2004	184	4
U2003-037	MINOR USE PERMIT	9/16/2003	12/1/2003	76	6
U2003-031	MINOR USE PERMIT	6/25/2004	7/2/2004	7	4
U2002-024	MINOR USE PERMIT	10/23/2002	6/18/2003	238	8
U2002-018	MINOR USE PERMIT	8/27/2002	11/18/2002	83	2
U2001-013	MINOR USE PERMIT	8/3/2001	9/24/2001	52	12
PD2008-001	MAJOR PD Permit	3/3/2009	3/18/2009	15	60
PD2007-025	MAJOR PD Permit	11/3/2008	3/4/2009	121	40

PROJECT #	PERMIT TYPE	Application Complete	Date Approved	Days to Approval	Units
PD2006-015	MAJOR PD Permit	11/2/2006	12/20/2006	48	16
PD2006-009	MAJOR PD Permit	4/21/2006	5/11/2006	20	103
PD2005-017	MAJOR PD Permit	1/20/2006	4/19/2006	89	377
PD2004-017	MAJOR PD Permit	11/18/2004	2/2/2005	76	24
PD2001-004	MAJOR PD Permit	2/6/2001	4/4/2001	57	57
PD2006-002	MINOR PD Permit w/SUBDIVISION	2/13/2008	3/19/2008	35	8
PD2003-017	MINOR PD Permit w/SUBDIVISION	11/6/2003	11/19/2003	13	10
PD2007-010	MAJOR PD Permit w/SUBDIVISION	10/9/2007	12/19/2007	71	67
PD2006-024	MAJOR PD Permit w/SUBDIVISION	11/26/2008	12/2/2008	6	203
PD2006-024	Mixed Use Project				60
PD2006-004	MAJOR PD Permit w/SUBDIVISION	10/25/2007	12/5/2007	41	130
PD2006-003	MAJOR PD Permit w/SUBDIVISION	10/4/2006	1/17/2007	105	112
PD2005-031	MAJOR PD Permit w/SUBDIVISION	6/30/2006	7/6/2006	6	203
PD2005-027	MAJOR PD Permit w/SUBDIVISION	1/19/2006	2/15/2006	27	169
PD2005-023	MAJOR PD Permit w/SUBDIVISION	9/23/2005	12/21/2005	89	42
PD2005-023	Mixed Use Project				36
PD2005-019	MAJOR PD Permit w/SUBDIVISION	5/3/2006	6/7/2006	35	72
PD2005-014	MAJOR PD Permit w/SUBDIVISION	2/17/2006	4/19/2006	61	128
PD2005-006	MAJOR PD Permit w/SUBDIVISION	5/31/2005	8/3/2005	64	117
PD2005-005	MAJOR PD Permit w/SUBDIVISION	7/20/2005	9/7/2005	49	57

PROJECT #	PERMIT TYPE	Application Complete	Date Approved	Days to Approval	Units
PD2004-022	MAJOR PD Permit w/SUBDIVISION	1/7/2005	3/16/2005	68	165
PD2004-006	MAJOR PD Permit w/SUBDIVISION	6/3/2004	6/16/2004	13	57
PD2004-002	MAJOR PD Permit w/SUBDIVISION	1/23/2004	5/5/2004	103	127
PD2002-029	MAJOR PD Permit w/SUBDIVISION	12/24/2002	4/2/2003	99	33
PD2002-027	MAJOR PD Permit w/SUBDIVISION	1/21/2003	5/21/2003	120	170
PD2002-008	MAJOR PD Permit w/SUBDIVISION	5/17/2002	6/5/2002	19	313
PD2002-007	MAJOR PD Permit w/SUBDIVISION	5/20/2002	6/5/2002	16	226
PD2001-023	MAJOR PD Permit w/SUBDIVISION	7/16/2002	8/7/2002	22	31
PD2001-022	MAJOR PD Permit w/SUBDIVISION	8/7/2002	9/4/2002	28	67
PD2001-020	MAJOR PD Permit w/SUBDIVISION	3/29/2002	4/3/2002	5	137
PD2001-019	MAJOR PD Permit w/SUBDIVISION	12/14/2001	7/17/2002	215	250
PD2001-018	MAJOR PD Permit w/SUBDIVISION	1/10/2002	3/6/2002	55	112
PD2001-016	MAJOR PD Permit w/SUBDIVISION	9/4/2001	11/7/2001	64	370
PD2001-014	MAJOR PD Permit w/SUBDIVISION	3/15/2002	4/17/2002	33	60
U2006-007	MINOR USE PERMIT w/SUBDIVISION	1/11/2007	1/19/2007	8	6
U2003-053	MAJOR USE PERMIT	3/15/2004	4/7/2004	23	71
U2001-029	MAJOR USE PERMIT	10/25/2001	2/20/2002	118	125

PROJECT #	PERMIT TYPE	Application Complete	Date Approved	Days to Approval	Units
U2007-036	MINOR - PROJECT REVIEW - Mixed Use Project	9/28/2007	10/3/2007	5	6
U2001-004	MINOR - PROJECT REVIEW	2/14/2001	10/19/2001	247	2
PD2006-008	MINOR PD Permit - Mixed Use Project	8/11/2006	1/17/2007	159	9
PD2005-012	MINOR PD Permit - Mixed Use Project	2/3/2006	4/19/2006	75	2
PD2005-011	MINOR PD Permit - Mixed Use Project	5/25/2005	9/7/2005	105	3
PD2005-001	MINOR PD Permit - Mixed Use Project	10/28/2005	4/4/2006	158	1

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